

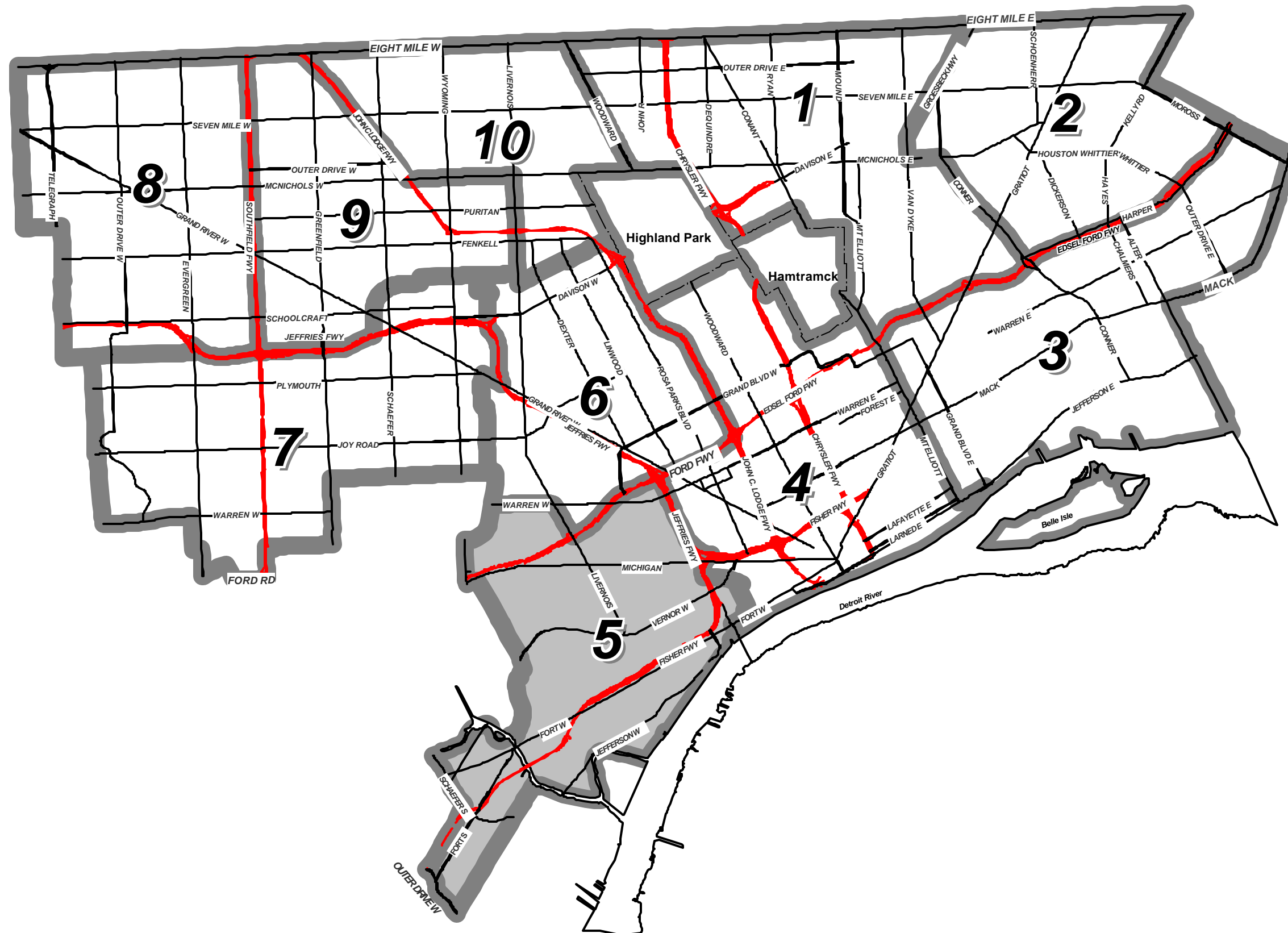
Neighborhood Cluster 5

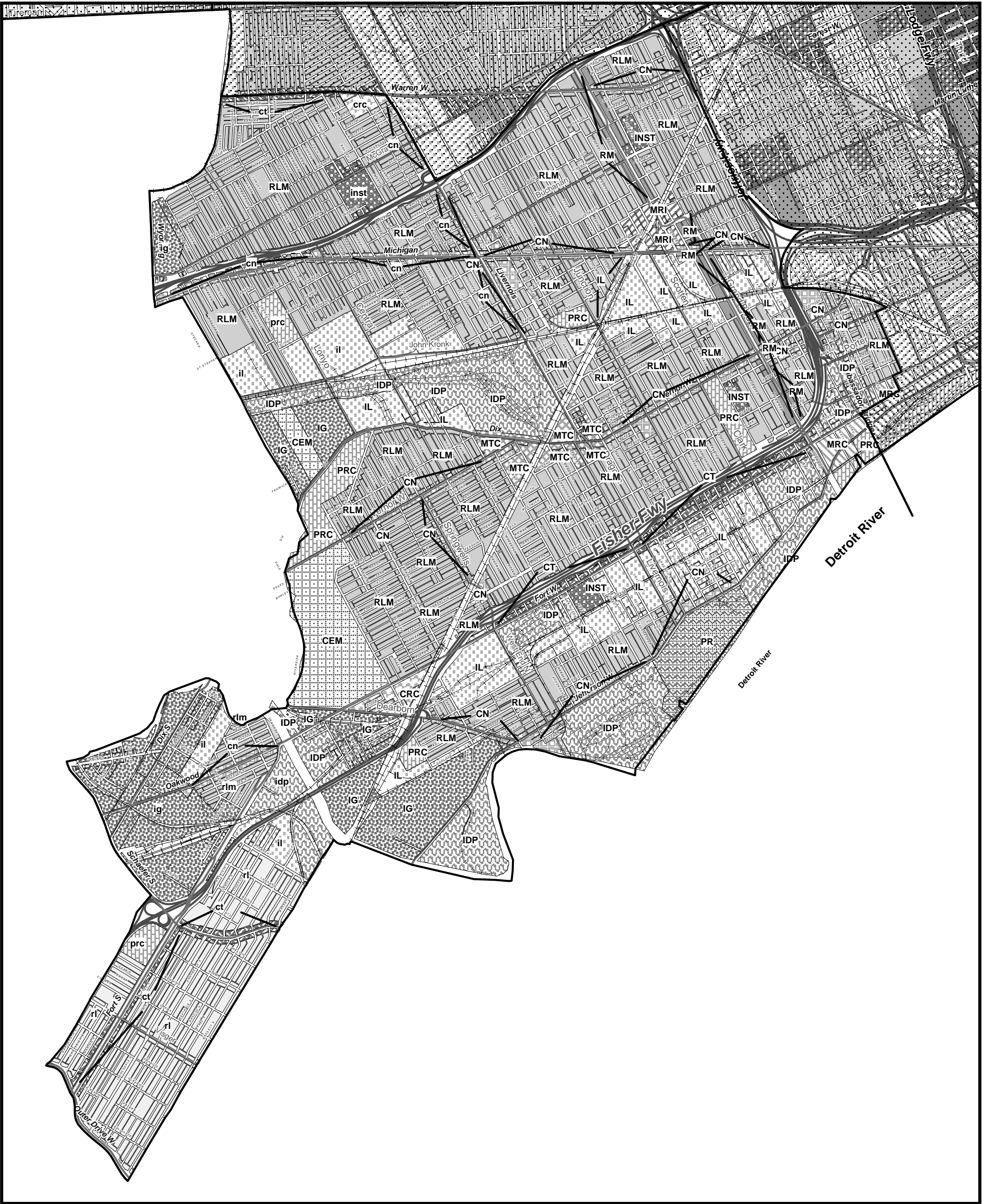
Map: Index

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- Map 2 - Zoning
- Map 3 - Overlay Areas
- Map 4 - Transportation Network
- Map 5 - Bus Routes
- Map 6 - 2003/2004 Street Repaving
- Map 7 - Institutional Uses
- Map 8 - Historic Sites
- Map 9 - 2000 Aerial Photograph
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- Map 21 - Site Plan Review
- Map 22 - Master Plan Interpretation
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- Map 27 - Median Value of Housing Units
- Map 28 - Median Rent
- Map 29 - Housing Unit Density
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- Map 33 - Foreign Born
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 - Social Compact Area
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Neighborhood Cluster 5

Future Land Use*

- | | |
|--------------------------------------|------------------------------------|
| Low Density Residential (RL) | Light Industrial (IL) |
| Low-Medium Density Residential (RLM) | Distribution/Port Industrial (IDP) |
| Medium Density Residential (RM) | Mixed-Residential/Commercial (MRC) |
| High Density Residential (RH) | Mixed-Residential/Industrial (MRI) |
| Major Commercial (CM) | Mixed-Town Center (MTC) |
| Retail Center (CRC) | Recreation (PRC) |
| Neighborhood Commercial (CN) | Regional Park (PR) |
| Thoroughfare Commercial (CT) | Private Marina (PMR) |
| Special Commercial (CS) | Airport (AP) |
| General Industrial (IG) | Cemetery (CEM) |
| | Institutional (INST) |



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* Based on Revised Master Plan completed by P&DD, March 2004.
The Plan is currently under review by the City Planning Commission.
City Charter and State Legislation require further review and adoption
by City Council.



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Neighborhood Cluster 5

Zoning Ordinance

RESIDENTIAL ZONING DISTRICTS
R1 SINGLE-FAMILY RESIDENTIAL DISTRICT
R2 TWO-FAMILY RESIDENTIAL DISTRICT
R3 LOW DENSITY RESIDENTIAL DISTRICT
R4 THOROUGHFARE RESIDENTIAL DISTRICT
R5 MEDIUM DENSITY RESIDENTIAL
R6 HIGH DENSITY RESIDENTIAL DISTRICT
BUSINESS ZONING DISTRICTS
B1 RESTRICTED BUSINESS DISTRICT
B2 LOCAL BUSINESS AND RESIDENTIAL DISTRICT
B3 SHOPPING DISTRICT
B4 GENERAL BUSINESS DISTRICT
B5 MAJOR BUSINESS DISTRICT
B6 GENERAL SERVICES DISTRICT

INDUSTRIAL ZONING DISTRICTS
M1 LIMITED INDUSTRIAL DISTRICT
M2 RESTRICTED INDUSTRIAL DISTRICT
M3 GENERAL INDUSTRIAL DISTRICT
M4 INTENSIVE INDUSTRIAL DISTRICT
M5 SPECIAL INDUSTRIAL DISTRICT
SPECIAL PURPOSE ZONING DISTRICTS
PD PLANNED DEVELOPMENT DISTRICT
P1 OPEN PARKING DISTRICT
PC PUBLIC CENTER DISTRICT
PCA RESTRICTED CENTRAL BUSINESS DISTRICT
TM TRANSITIONAL-INDUSTRIAL DISTRICT
PR PARKS AND RECREATION
W1 WATERFRONT-INDUSTRIAL DISTRICT

SD1-SPECIAL DEVELOPMENT DISTRICT, RESIDENTIAL/COMMERCIAL
SD2-SPECIAL DEVELOPMENT DISTRICT, COMMERCIAL/RESIDENTIAL
SD3-SPECIAL DEVELOPMENT DISTRICT, TECHNOLOGY AND RESEARCH
SD4-SPECIAL DEVELOPMENT DISTRICT, RIVERFRONT MIXED USE
SD5-SPECIAL DEVELOPMENT DISTRICT, CASINOS

* For complete description of categories see:
City of Detroit Zoning Ordinance
Articles VII - XI









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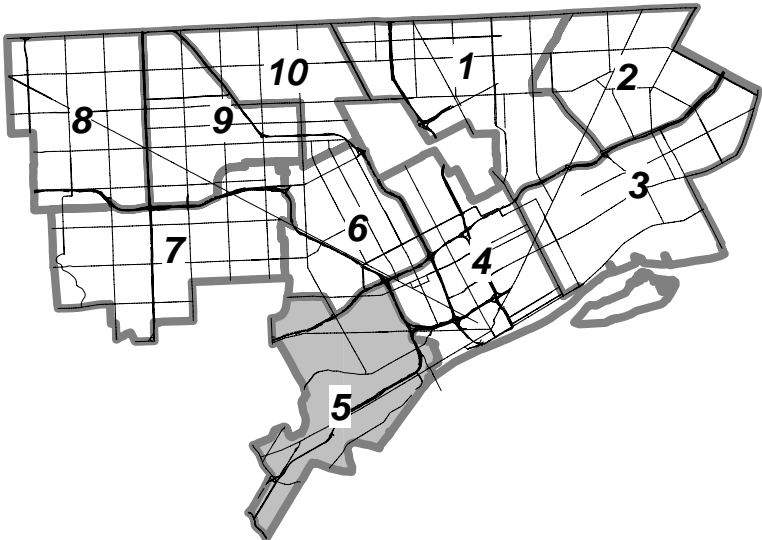
Neighborhood Cluster 5

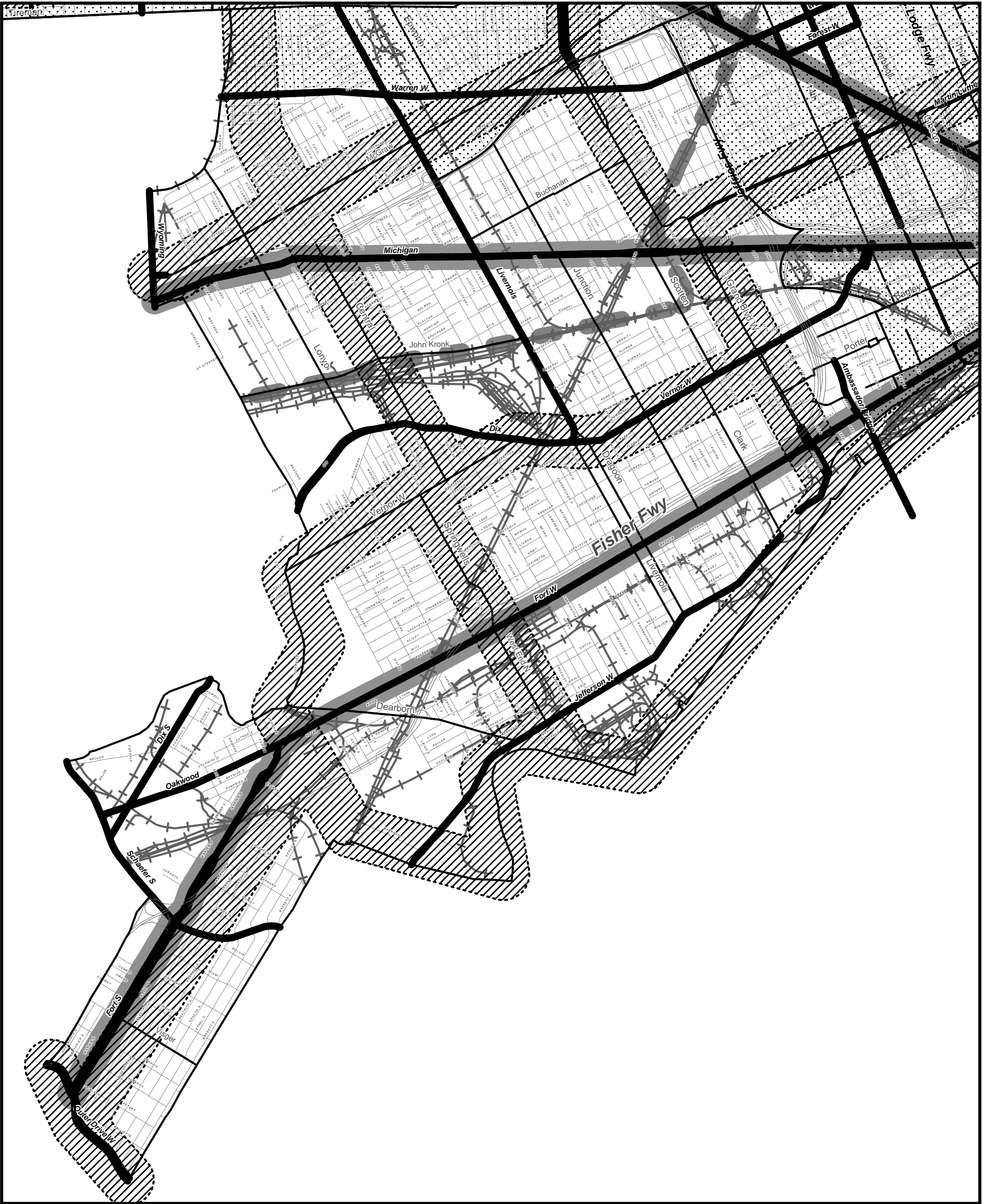
Overlay Areas (with Zoning Ordinance Section)

-  Traditional Main Street (Sec. 61-11-312)
-  Major Corridor (Sec. 61-11-322)
-  Riverfront (Sec. 61-11-342)
-  Downtown (Sec. 61-11-342)
-  Grand Boulevard Overlay (Sec. 61-11-331)
-  Gateway Radial Thoroughfare (Sec. 61-11-302)



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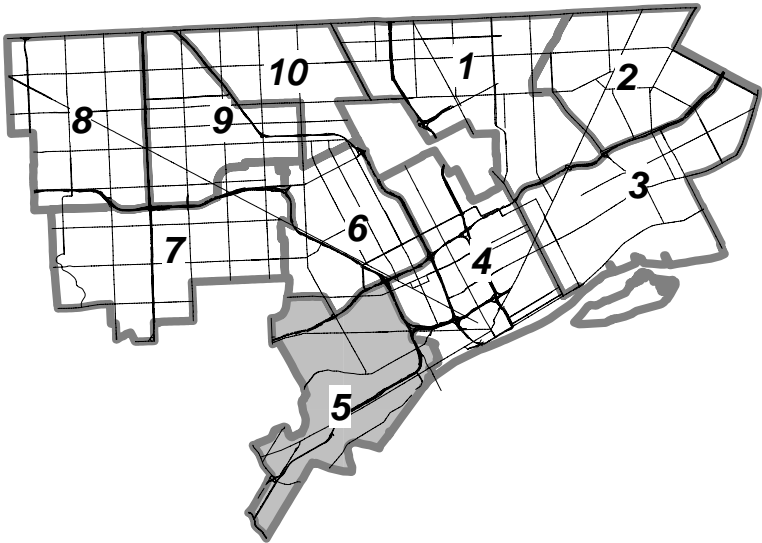
Neighborhood Cluster 5

Transportation Network

- Major Streets
- Secondary Streets
- Mass Transit Route
- Passenger Rail Route
- Non-Motorized Route - Conceptual



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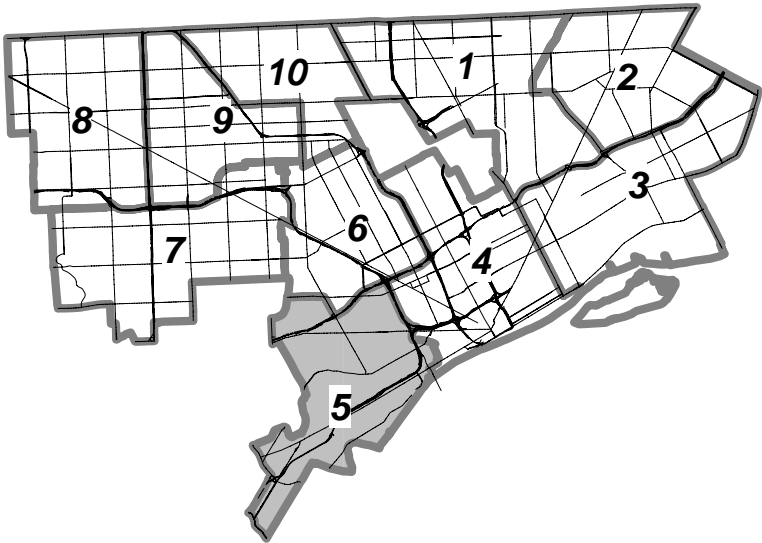
Neighborhood Cluster 5

Bus Routes

- DDOT Routes
- SMART Routes



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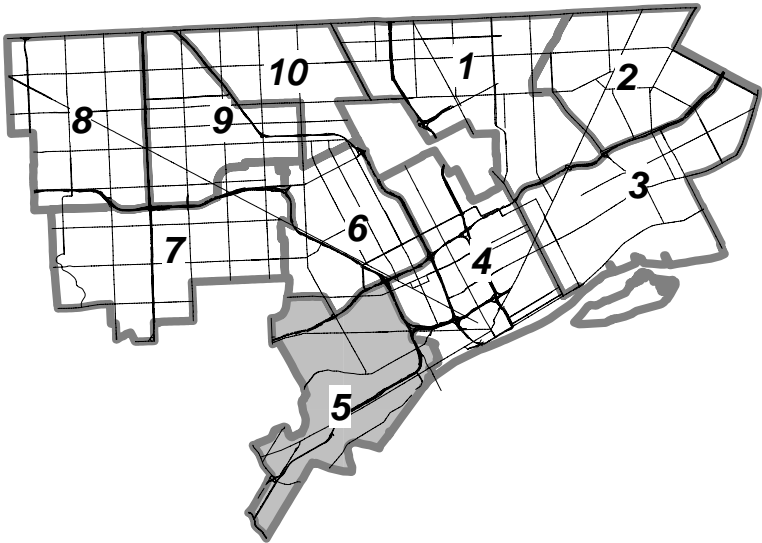
Neighborhood Cluster 5

2003/2004 Street Repaving

Repaved Street











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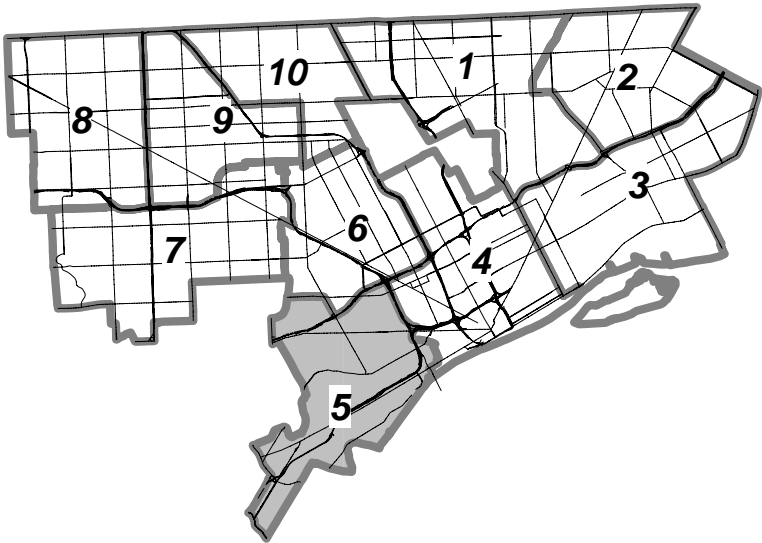
Neighborhood Cluster 5

Institutional Uses

-  Park
-  Library
-  Fire Station
-  Fire Station w/Deactivated Equip.
-  Police Station
-  Closed Police Station
-  Recreation Center
-  Closed Recreation Center



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Neighborhood Cluster 5

Designation

- National
- ★ State
- ⊗ State and National
- ✚ Local
- ⊕ Local and National
- ◆ Local and State
- Local, State and National

Local Site Boundaries*



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See City of Detroit Zoning Ordinance, Section 61-3-174



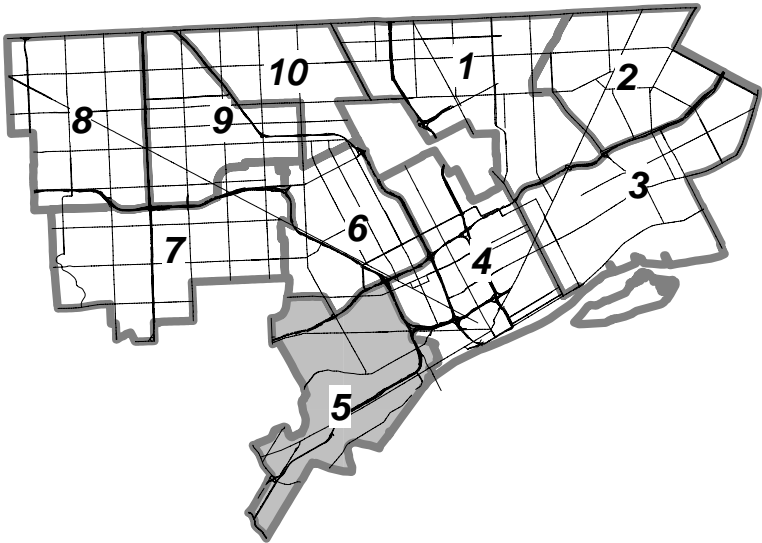


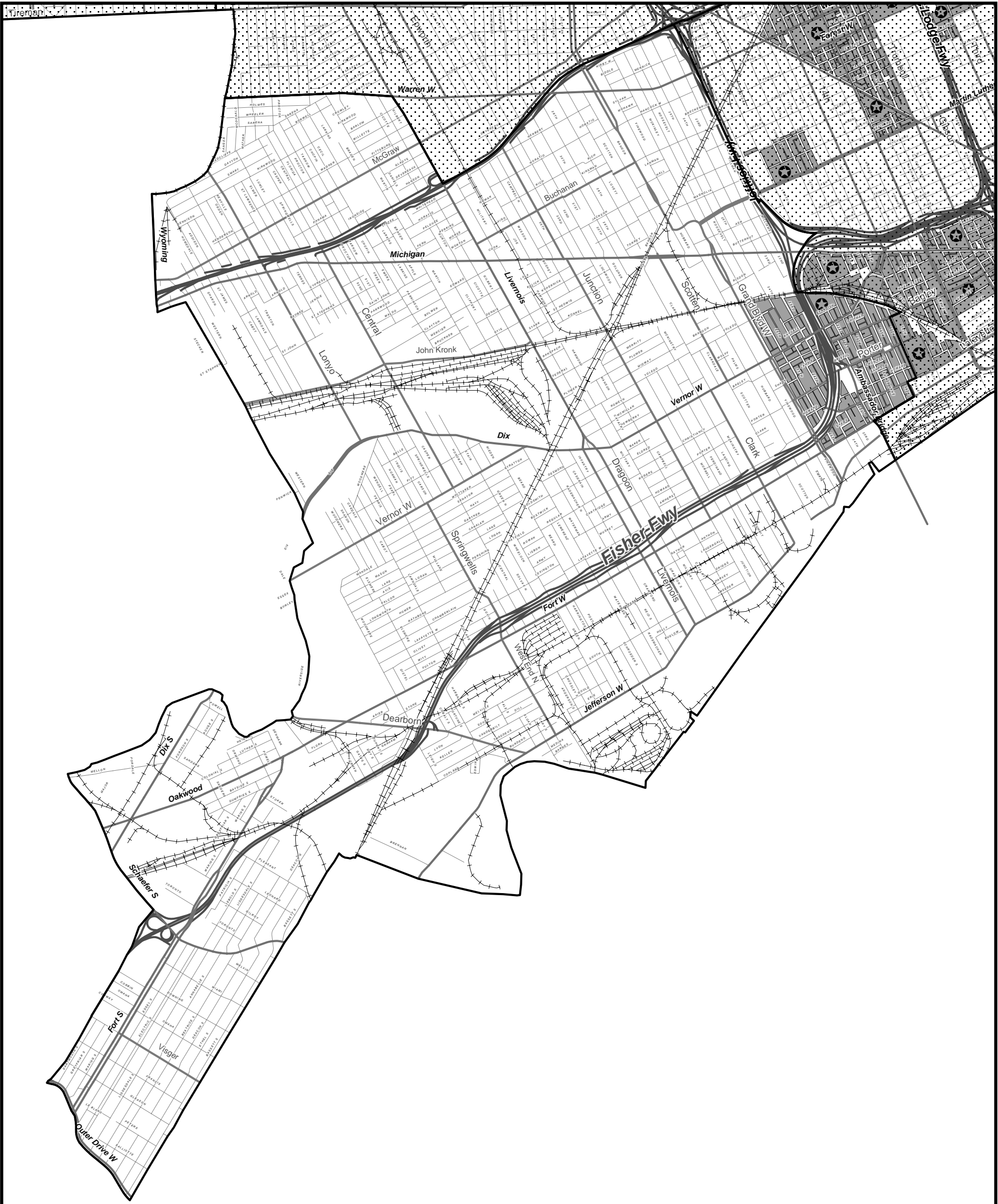
Neighborhood Cluster 5

2000 Aerial Photograph



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Neighborhood Cluster 5

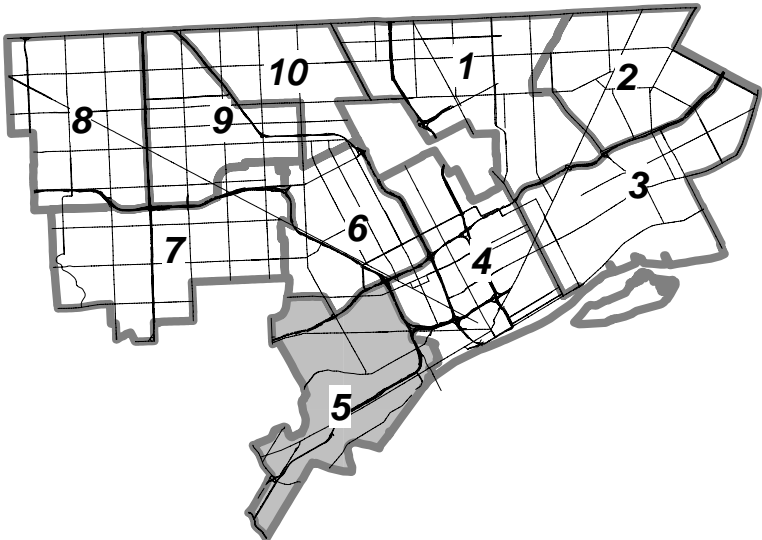
Act 344 Sites*

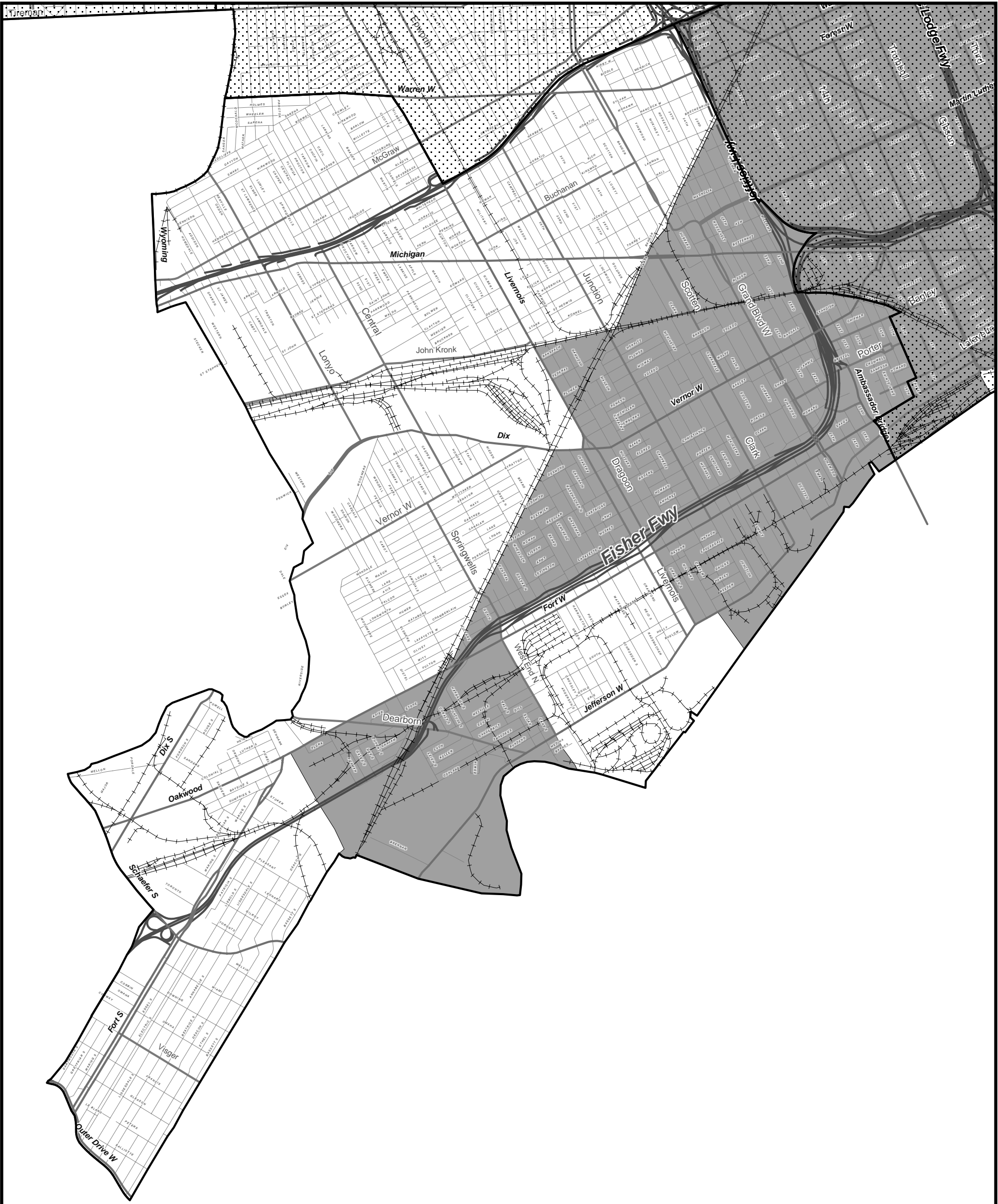
☼ Act 344 Sites with Boundaries

* See City of Detroit Zoning Ordinance Section 61-4-1



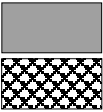
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Neighborhood Cluster 5

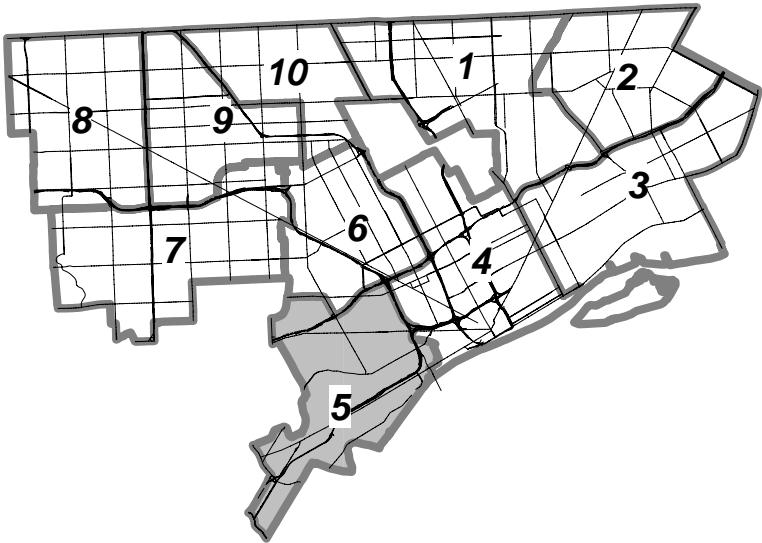
Empowerment Zone
and Renewal Community



Empowerment Zone
Renewal Community



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Neighborhood Cluster 5

Neighborhood Enterprise Zones and Renaissance Zones

- ◆ Neighborhood Enterprize Zones w/Boundaries
- ★ Homestead NEZ w/Boundaries
- ⊕ Renaissance Zones w/Boundaries

* Confirm status of NEZ with City of Detroit's Assessors' Office.



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Neighborhood Cluster 5

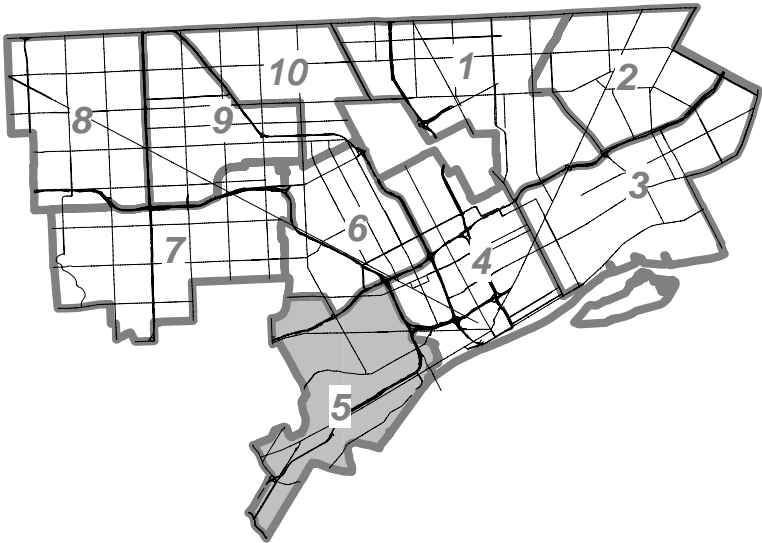
Obsolete Property Districts and Brown Field Sites

- ◆ Obsolete Property District
- ⊕ Brown Field Site*

* Brownfield/UST Sites; sites at which State of Michigan DEQ has done some enviromental work (e.g: state funded, demolished or remove tanks)



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Neighborhood Cluster 5

**Office of Neighborhood and
Commercial Revitalization
Areas**



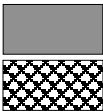
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Neighborhood Cluster 5

City and State Ownership*

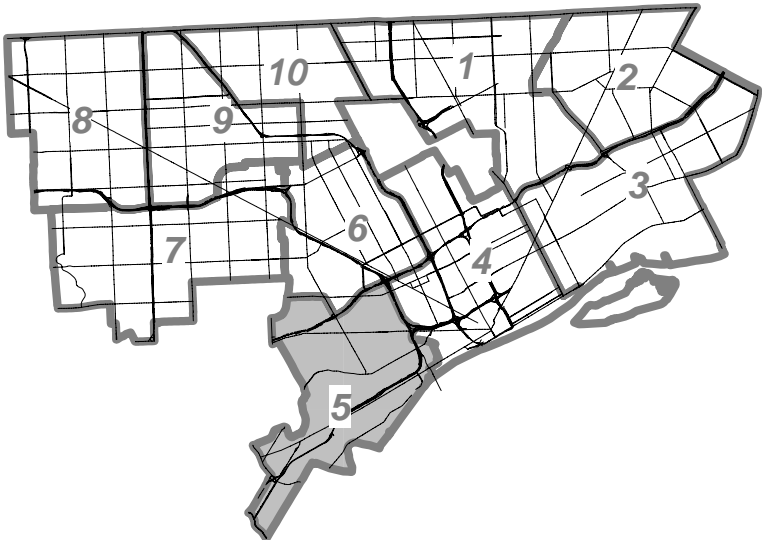


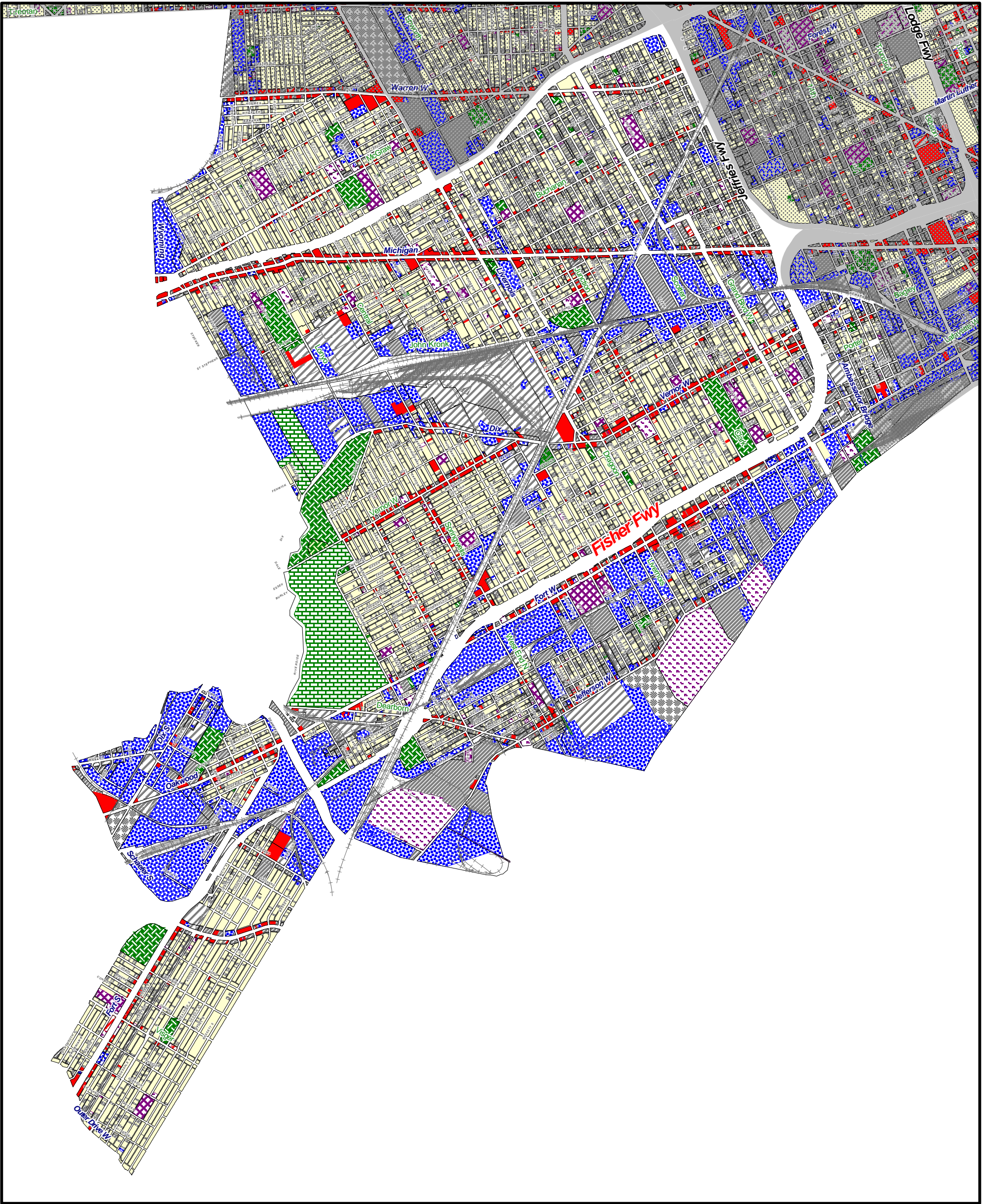
City Owned Parcel
State Owned Parcel

* Confirm ownership with the Real Estate Division of P&DD and the State of Michigan.



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Neighborhood Cluster 5

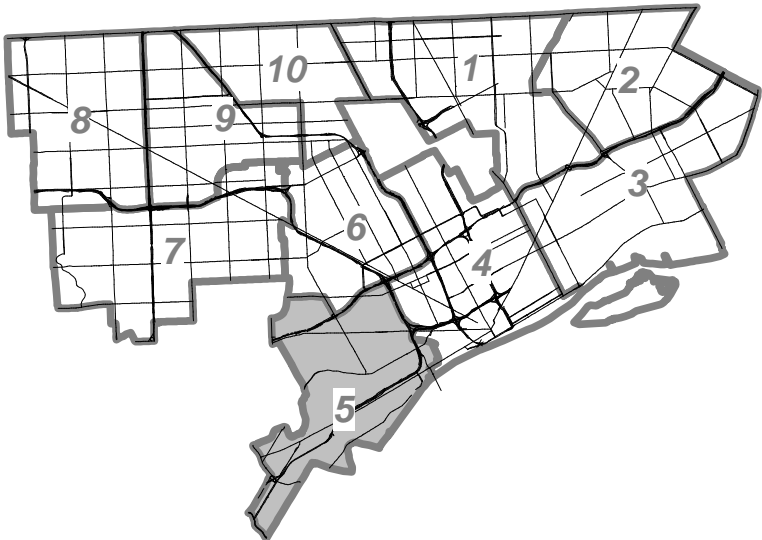
Existing Land Use*

- | | |
|-------------------------|----------------------------|
| Residential | School - Primary/Secondary |
| Commercial | School - Other |
| Office | College/University |
| Industrial | Institutional |
| Transportation | Cemetery |
| Utilities/Communication | Recreation/Open Space |
| Hospital/Clinic | Vacant |

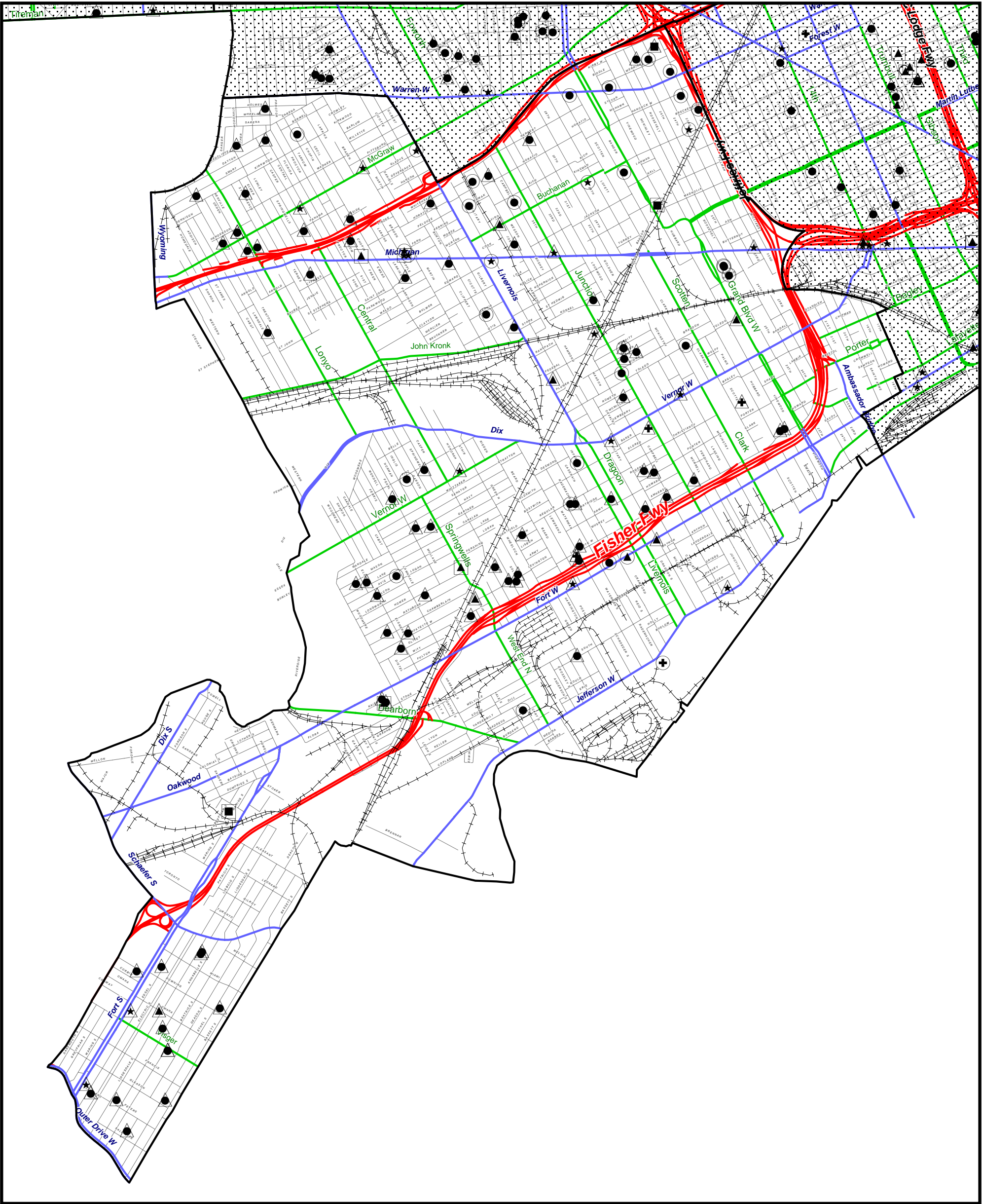


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* January 2000 Existing Land Use. Sources:
Detroit Public Schools DataImage database;
Recreation Department Site Inventory;
Planning and Development Department's Property Information System (PINS);
Finance Department, Assessment Division's Integrated Physical Data System (IPDS).



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Neighborhood Cluster 5

January through March 2006

Permit Type

- ☐ New Construction
- ☐ Demolition
- Repair

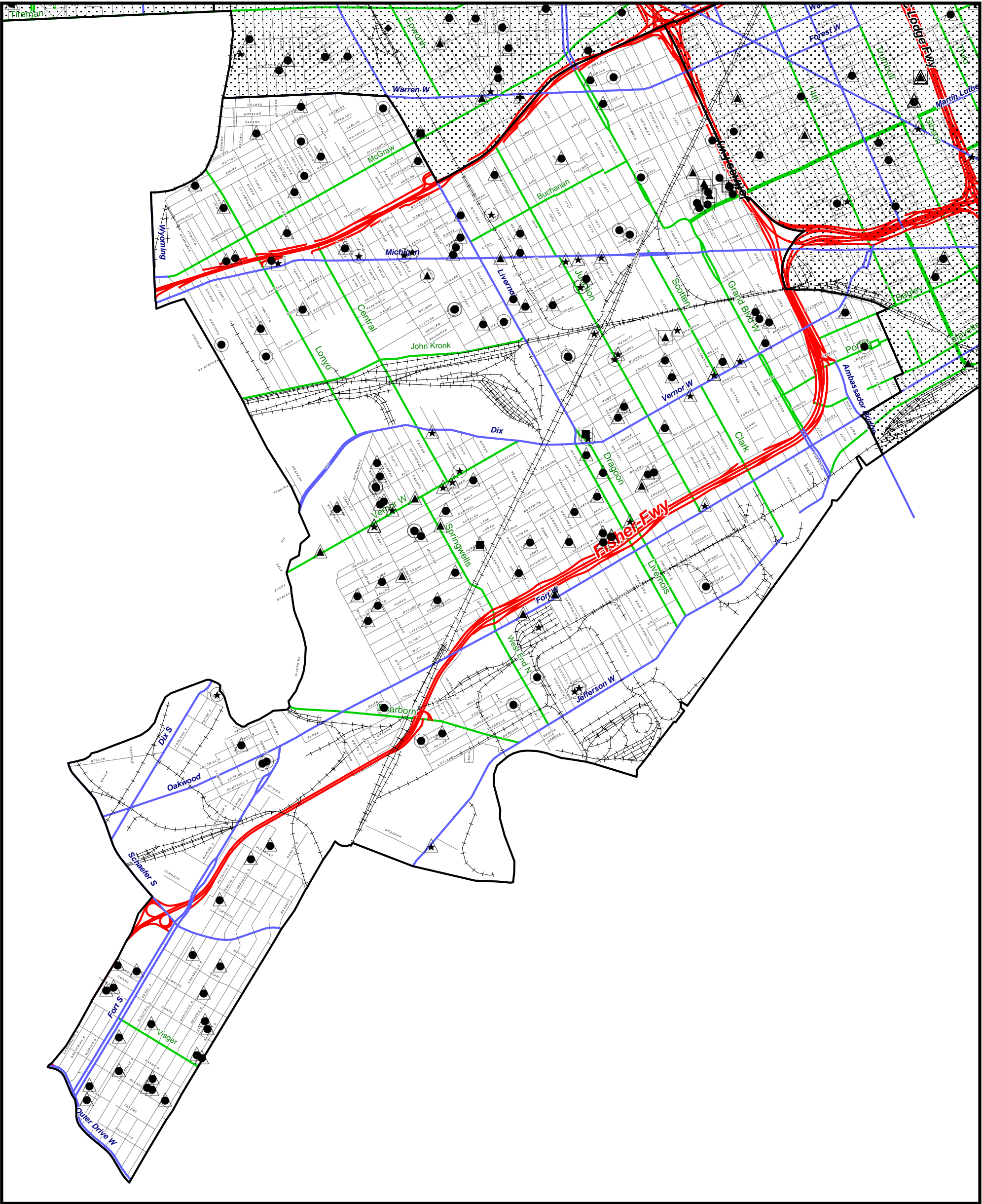
Building Use

- ★ Commercial
- Industrial
- ⊕ Institutional
- Residential
- ◆ Trans/Communications/Utilities
- ▲ Unknown



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Neighborhood Cluster 5

April through June 2006

Permit Type

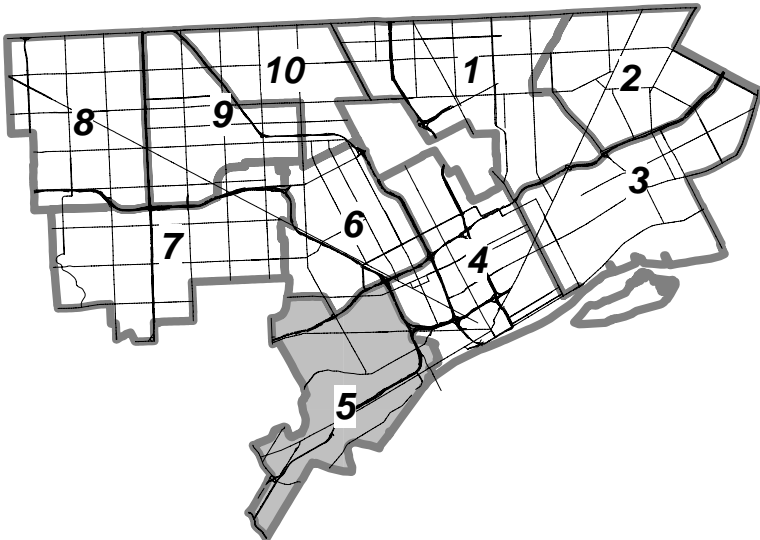
- New Construction
- Demolition
- △ Repair

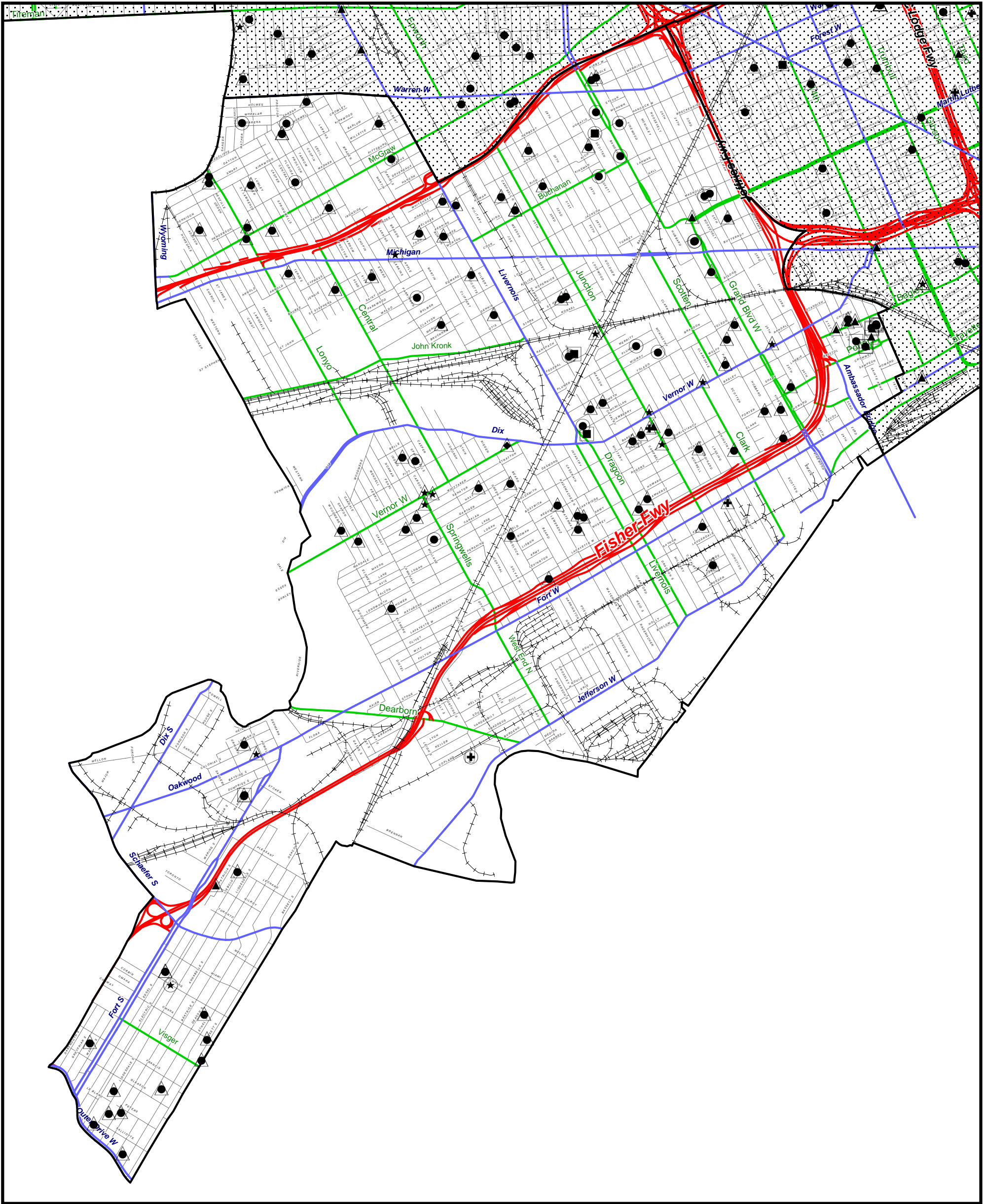
Building Use

- ★ Commercial
- Industrial
- ✚ Institutional
- Residential
- ◆ Trans/Communications/Utilities
- ▲ Unknown



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Neighborhood Cluster 5

July through September 2006

Permit Type

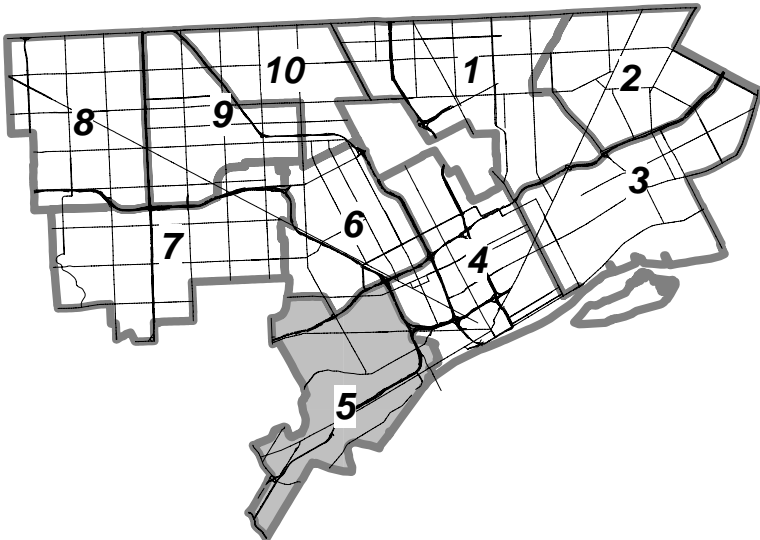
- ☐ New Construction
- ☐ Demolition
- Repair

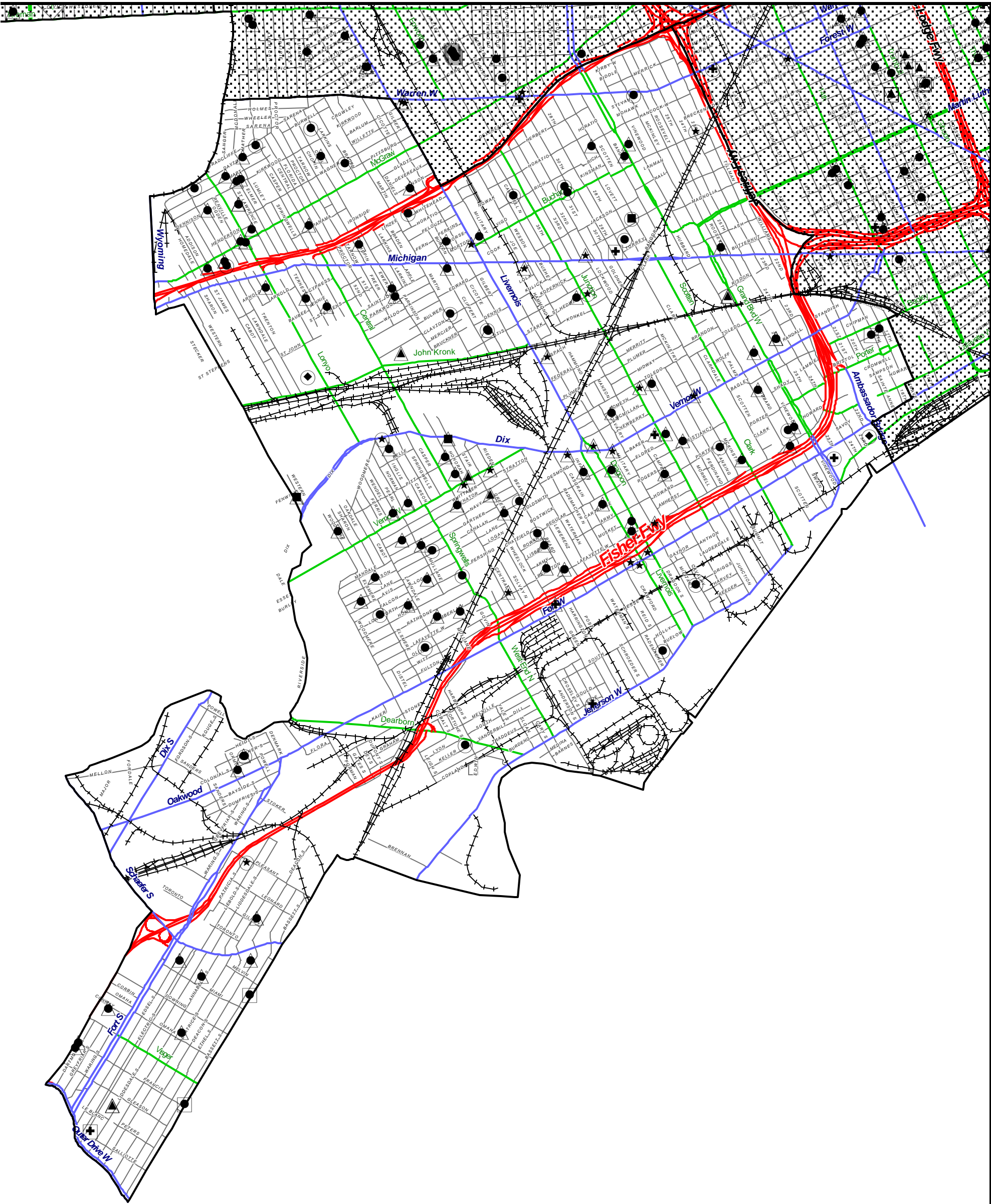
Building Use

- ★ Commercial
- Industrial
- ⊕ Institutional
- Residential
- ◆ Trans/Communications/Utilities
- ▲ Unknown



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Neighborhood Cluster 5

October through December 2006



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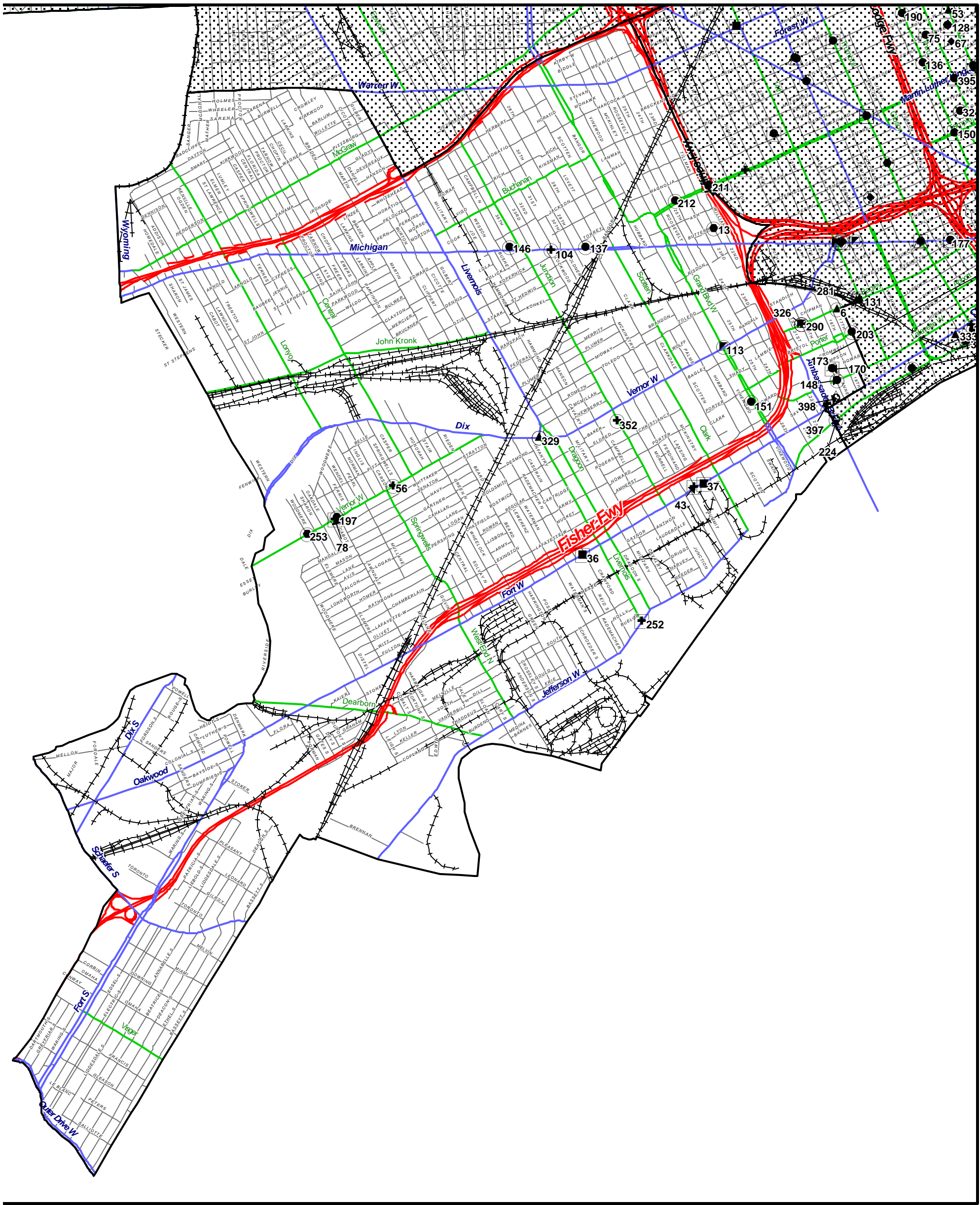
Permit Type

- New Construction
- Demolition
- Repair

Building Use

- Commercial
- Industrial
- Institutional
- Residential
- Trans/Communications/Utilities
- Unknown





Neighborhood Cluster 5

Status of Development

- Under Construction in 2006
- △ Proposed to Start in 2006 Plus
- Completed in 2006

2006 Development Projects

Type of Development

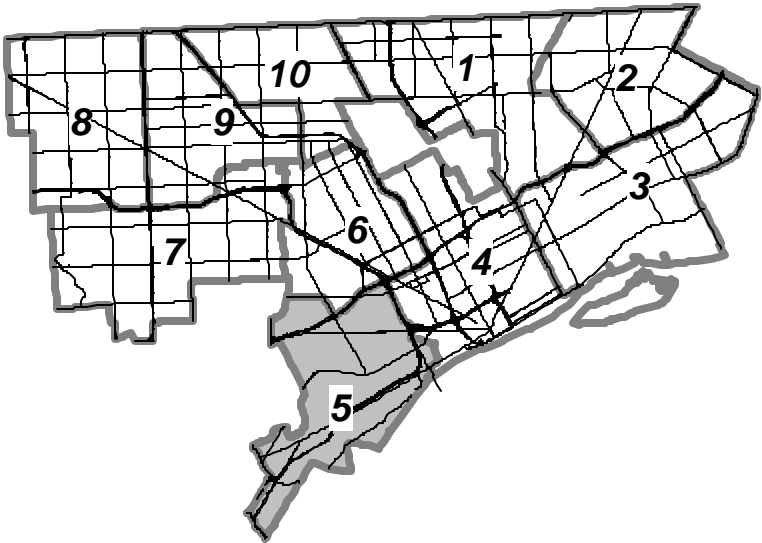
- Entertainment / Recreation
- ◆ Hotel / Motel
- Industrial / Research
- ✚ Institutional
- ▣ Mixed Use
- ★ Office
- Residential
- ◆ Restaurant
- ▲ Retail
- ⊙ Transportation / Utilities

See Appendix B for list of projects

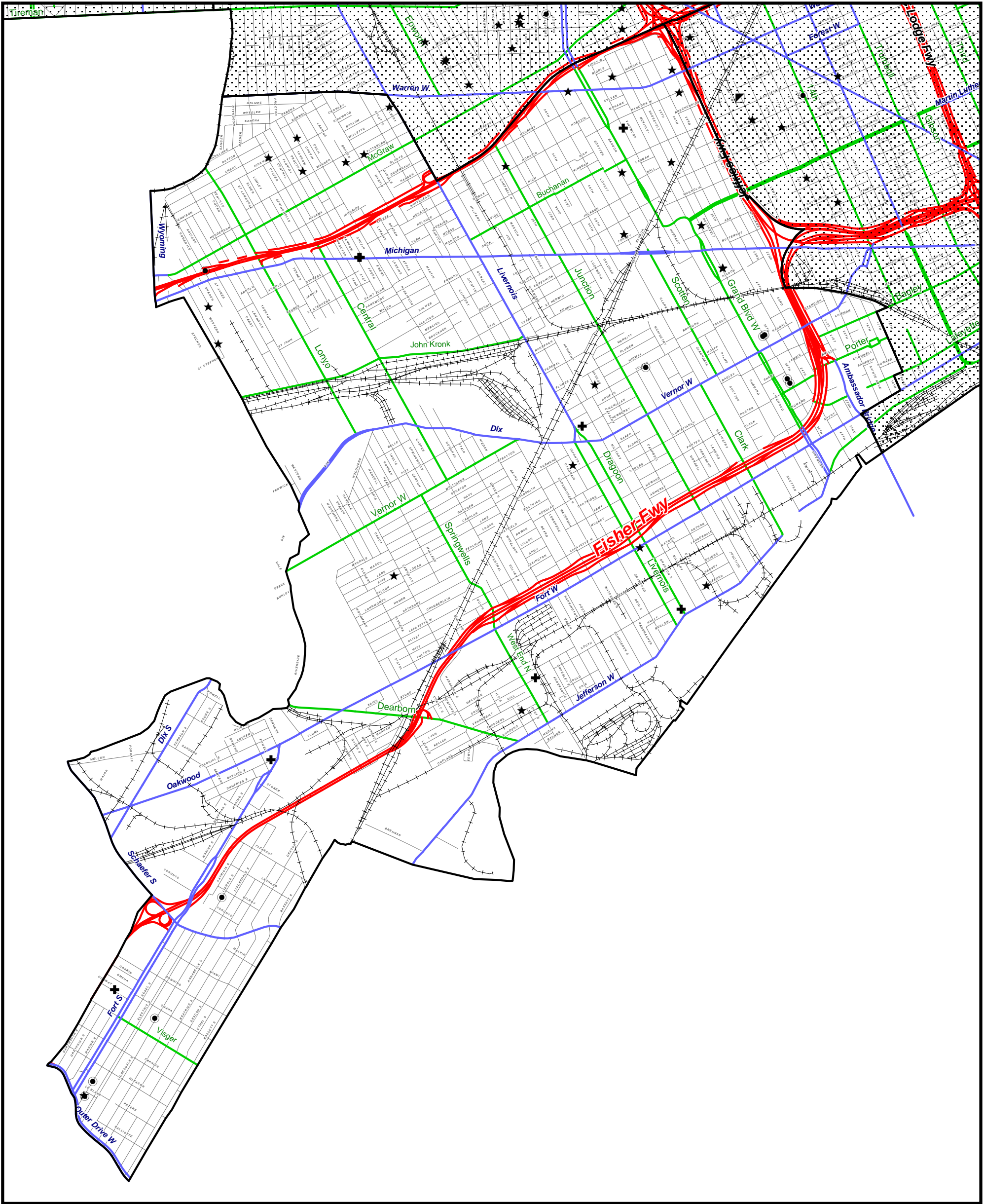
Sources include:
Detroit Free Press
Detroit News
Crain's Detroit Business
model D (www.modelmedia.com)



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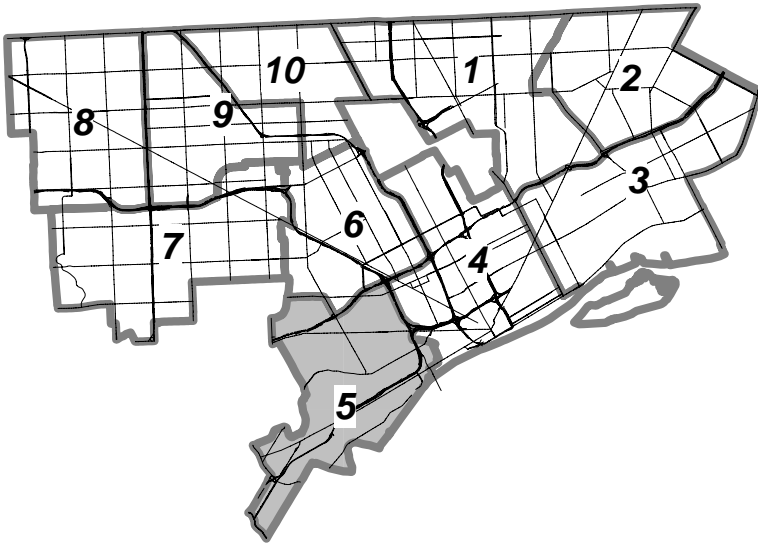
Neighborhood Cluster 5

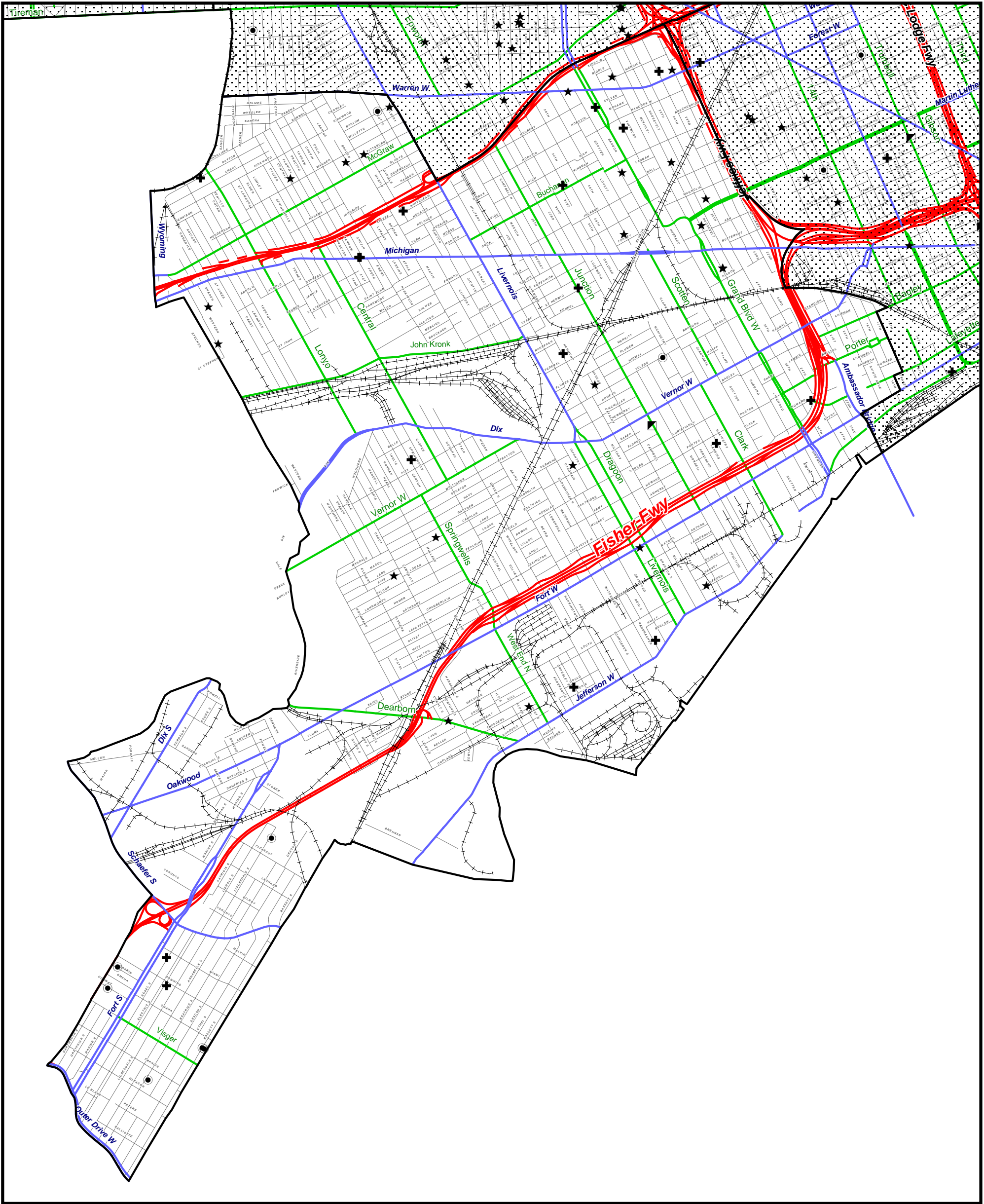
January through March 2006
Section 106 Program

- ★ Dangerous Buildings
- ✚ Emergency Demolition
- General Demolition
- Minor Repair
- Wireless Equipment



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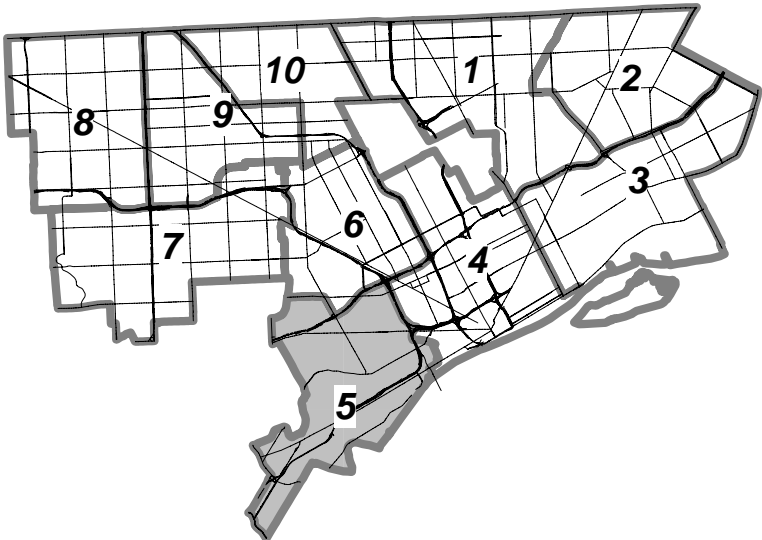
Neighborhood Cluster 5

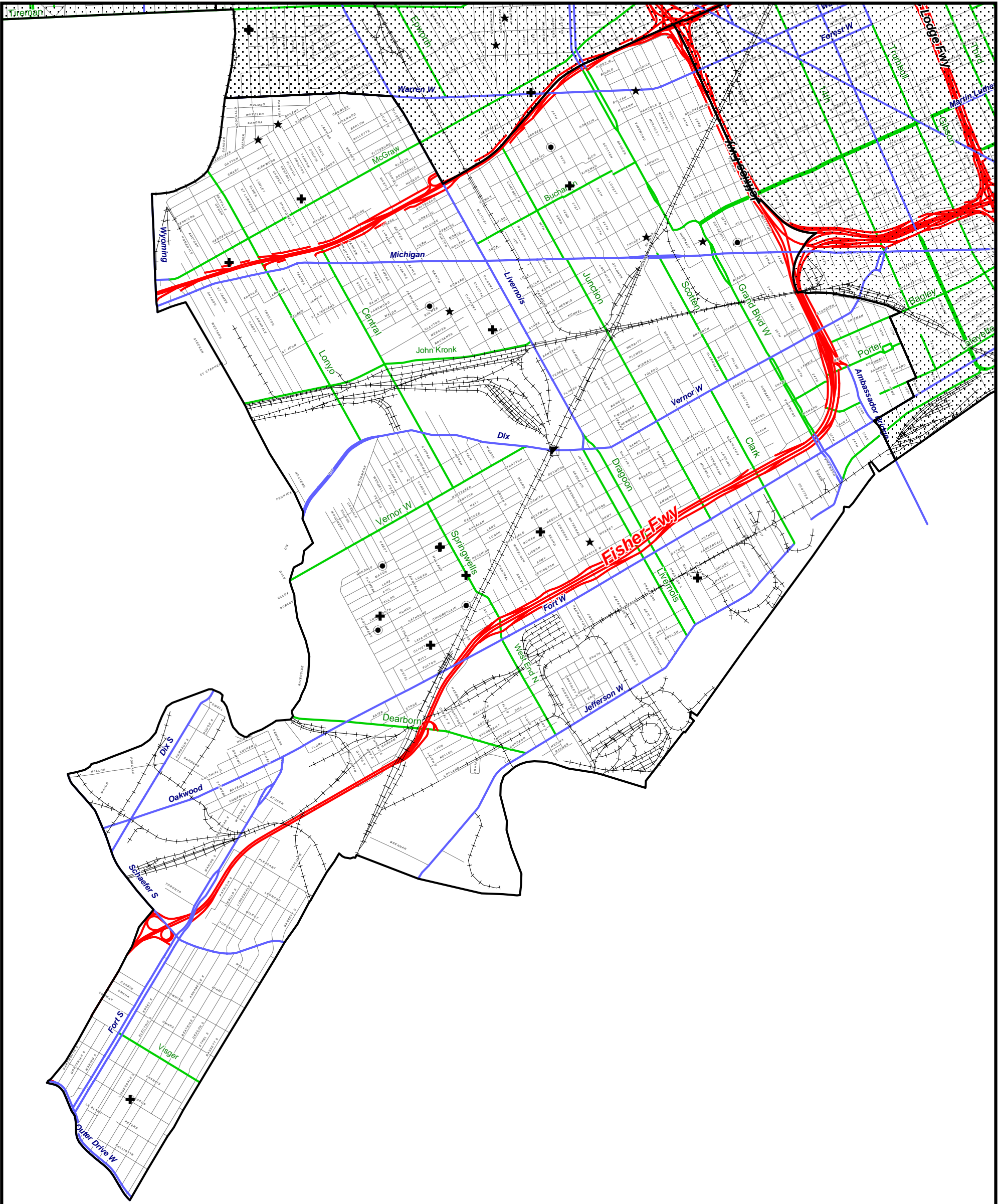
April through June 2006
Section 106 Program

- ★ Dangerous Buildings
- ✚ Emergency Demolition
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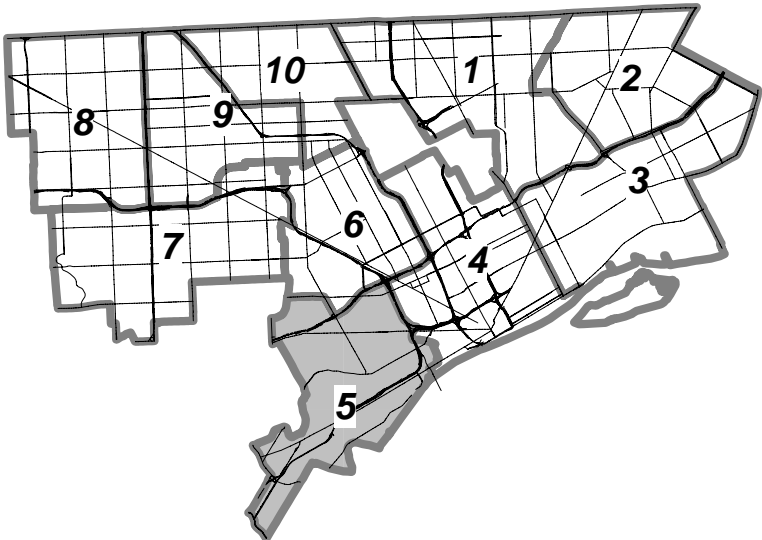
Neighborhood Cluster 5

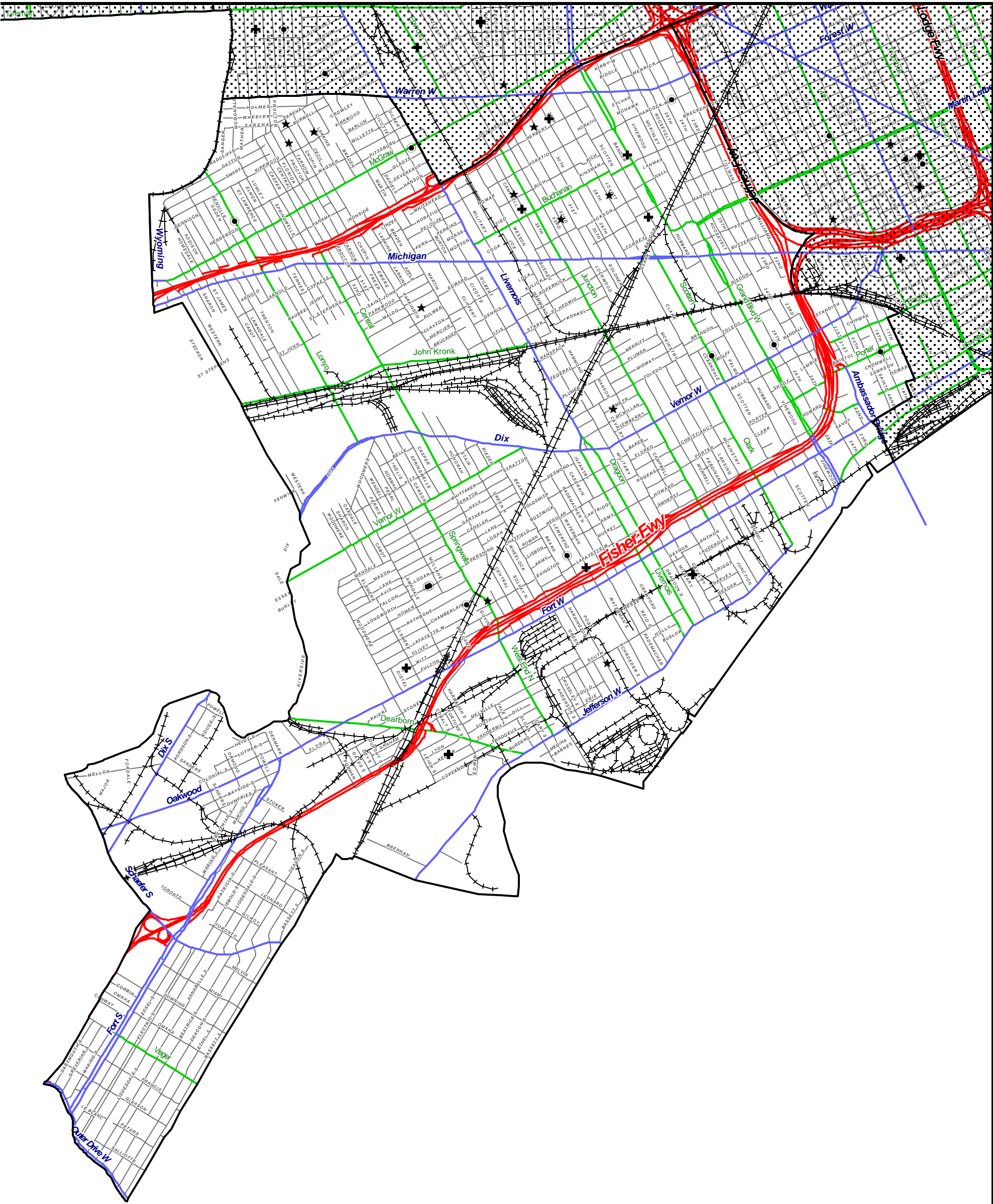
July through September 2006
Section 106 Program

- ★ Dangerous Buildings
- ✚ Emergency Demolition
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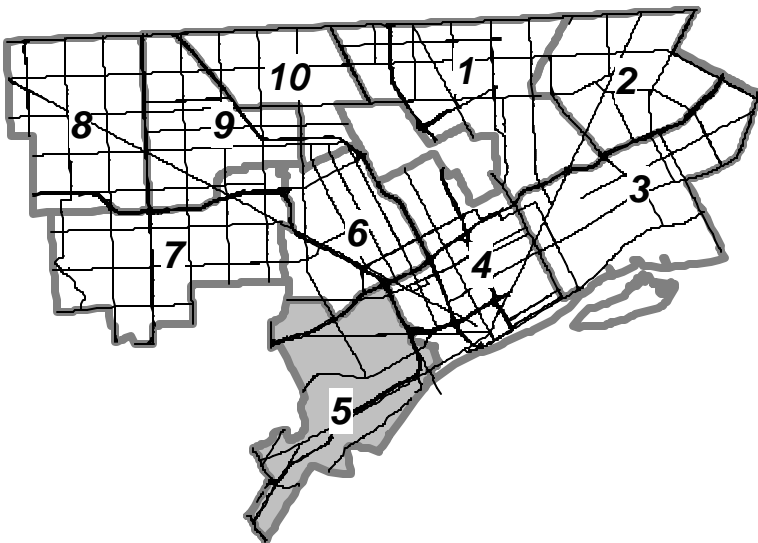
Neighborhood Cluster 5

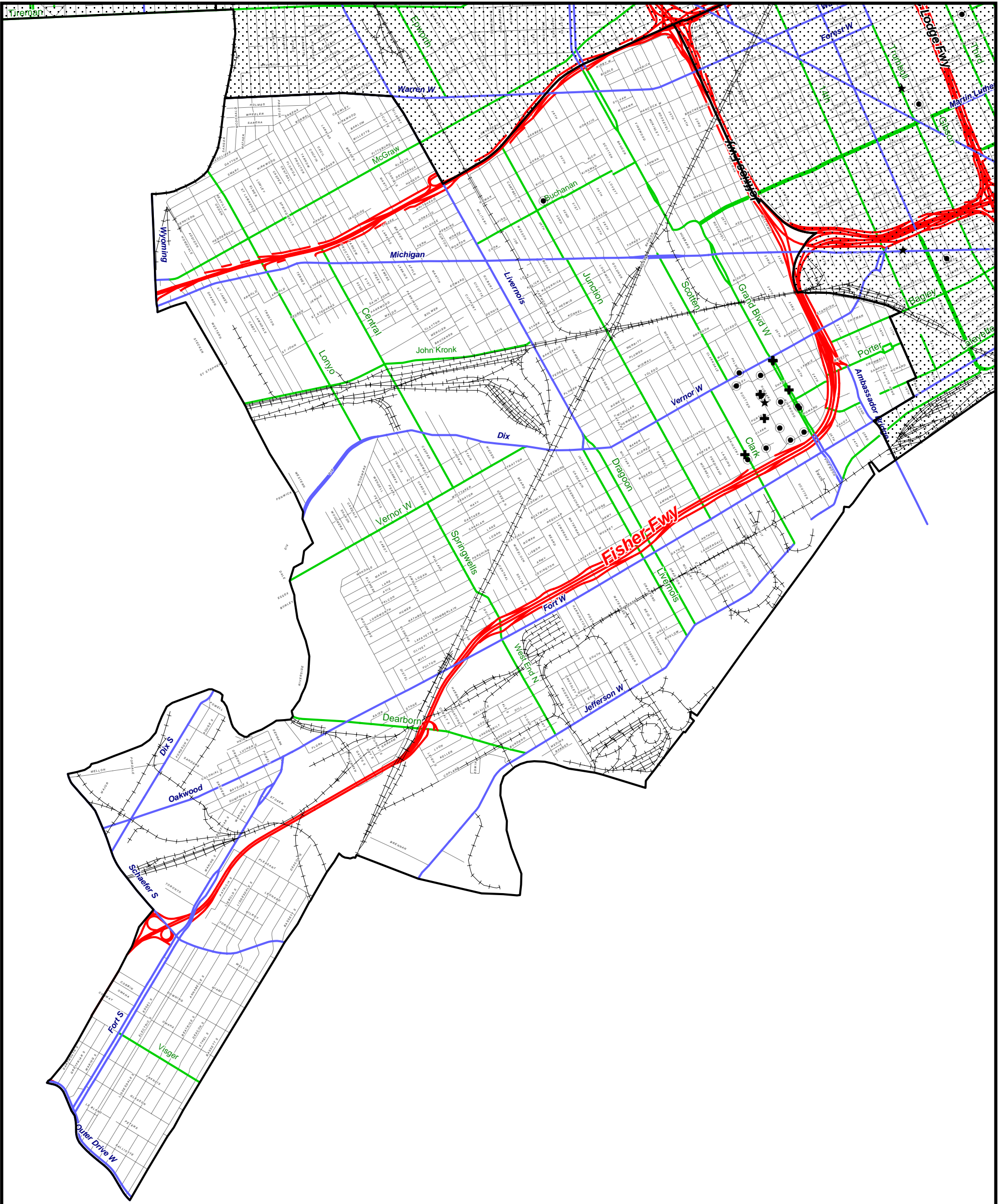
October through December 2006
Section 106 Program

- ★ Dangerous Buildings
- ⊕ Emergency Demolition
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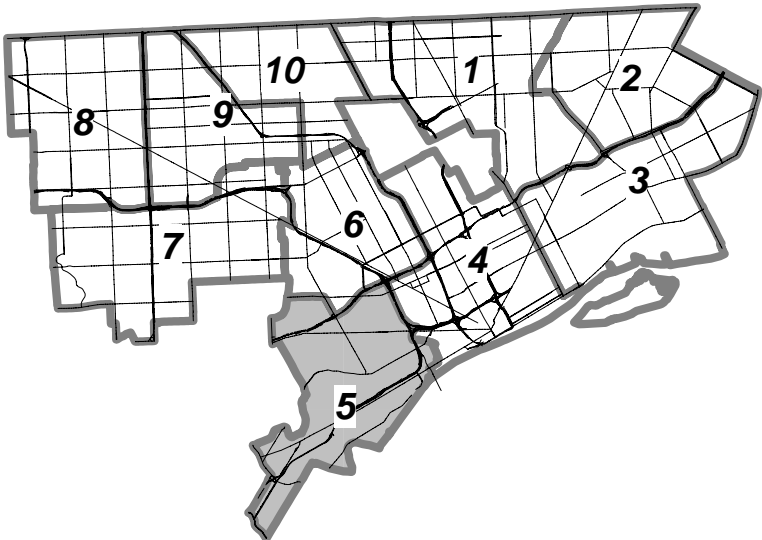
Neighborhood Cluster 5

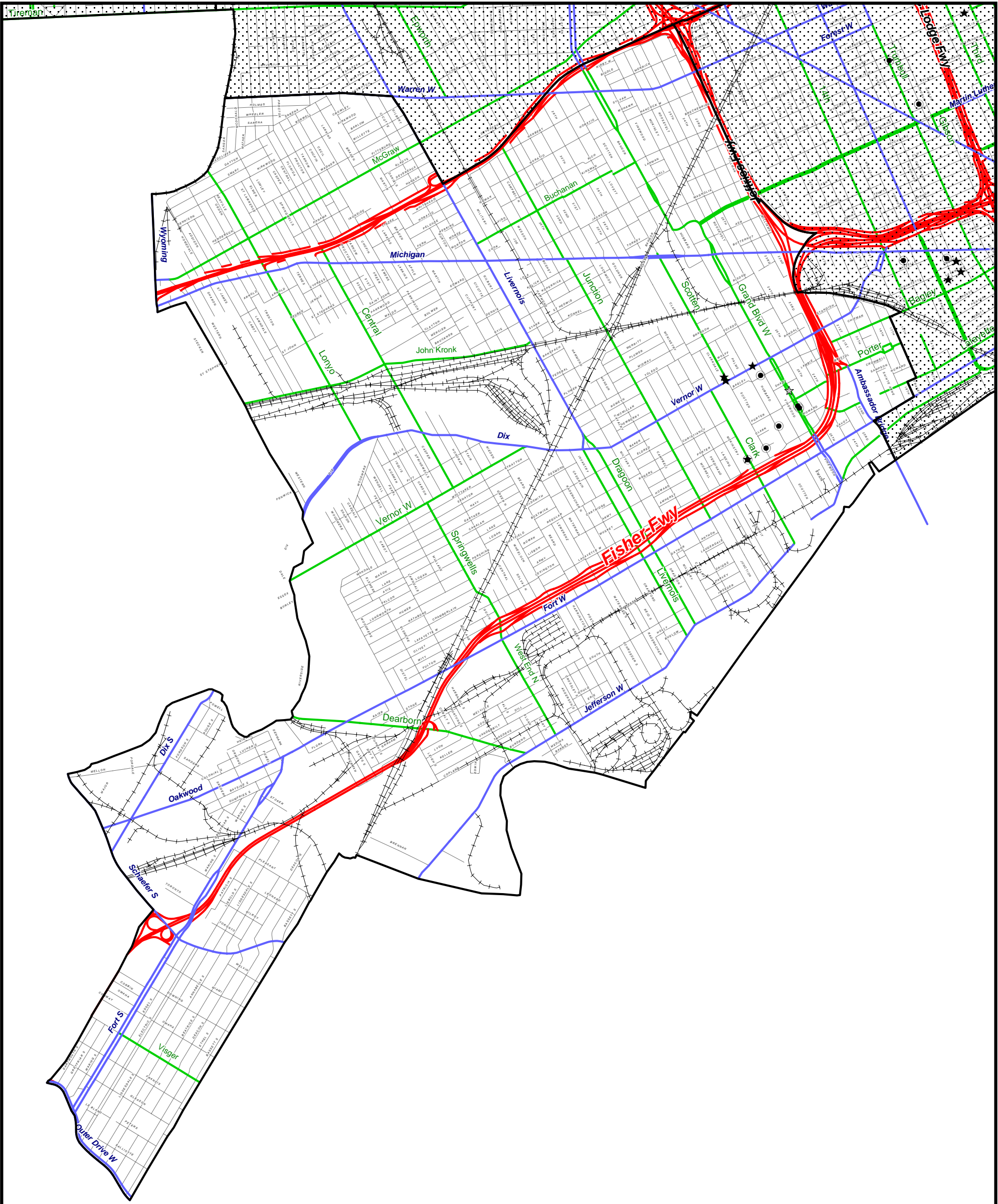
January through March 2006

- ★ Historic Permit Sites
- ✚ Historic Violation Sites
- Demolish by Neglect Sites



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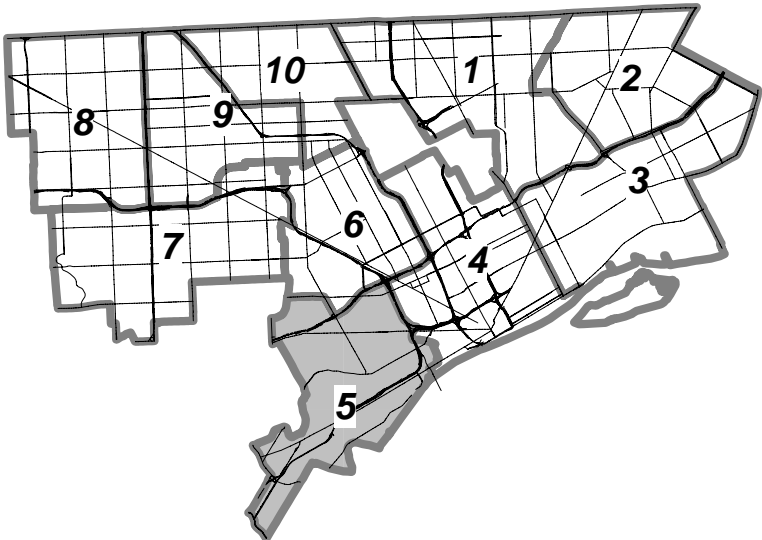
Neighborhood Cluster 5

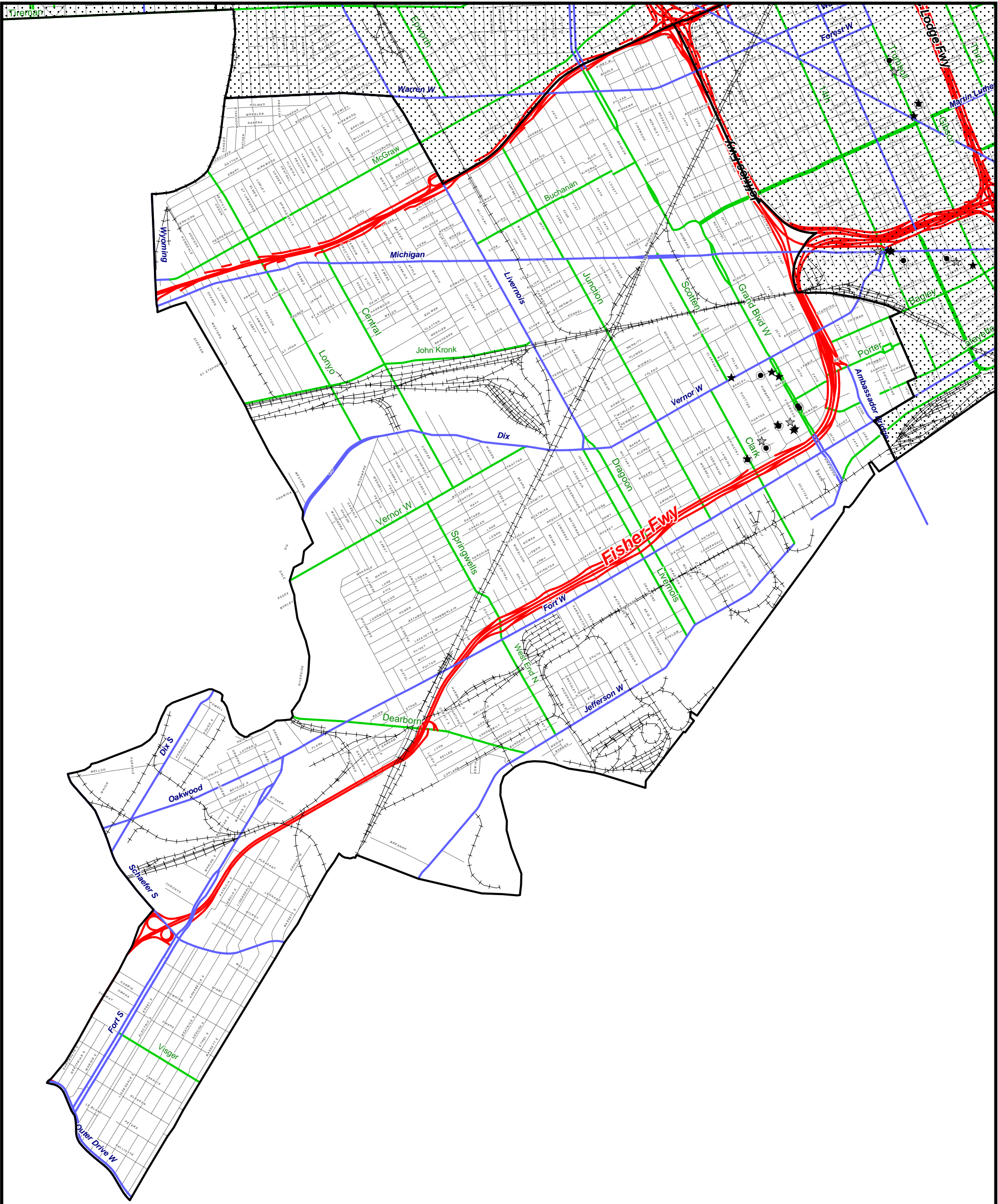
April through June 2006

- ★ Historic Permit Sites
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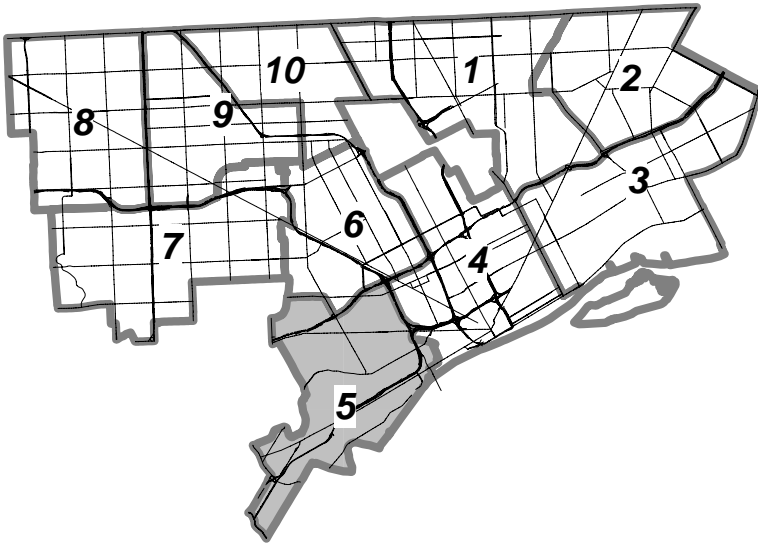
Neighborhood Cluster 5

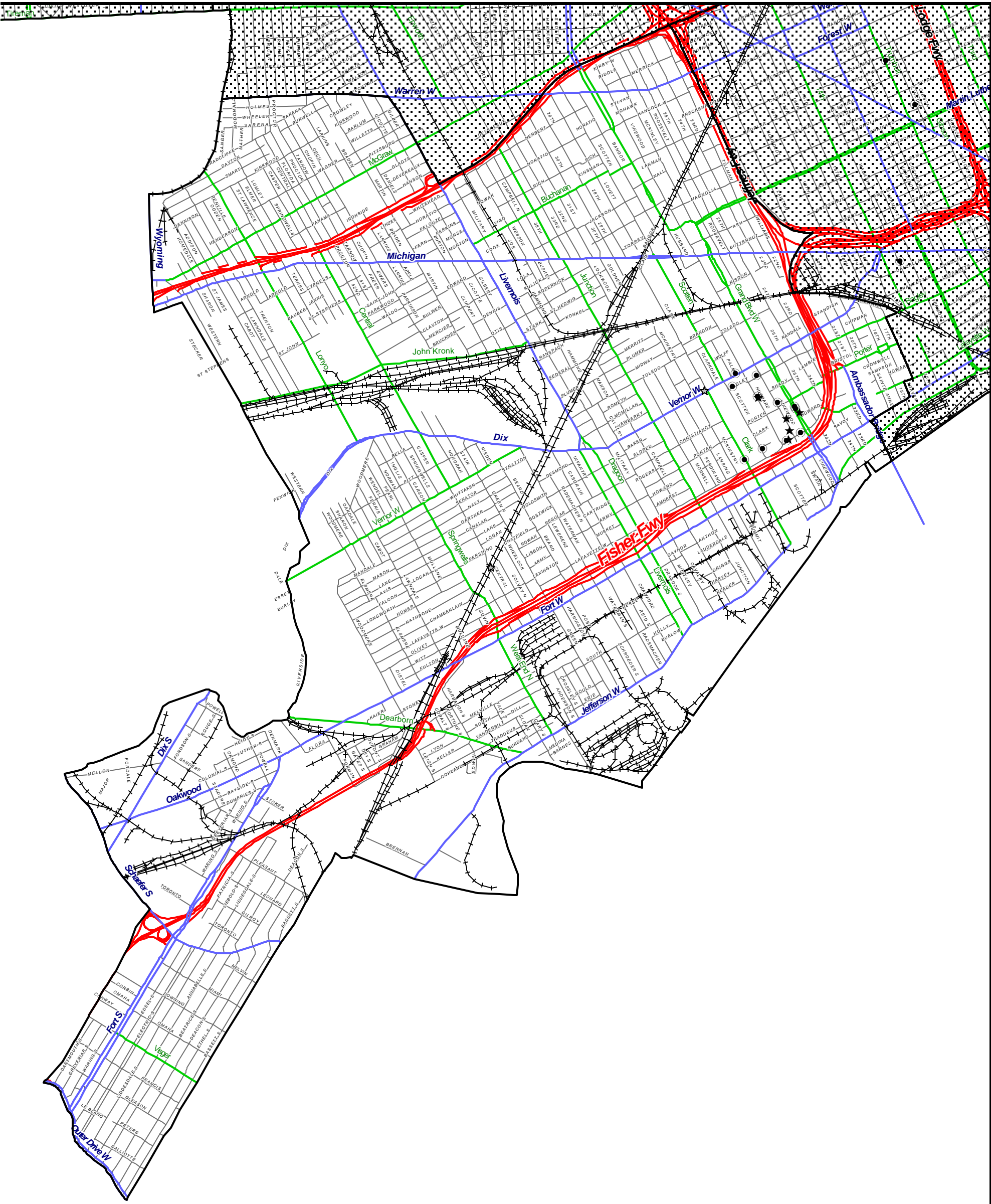
July through September 2006

- ★ Historic Permit Sites
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- Demolish by Neglect Sites



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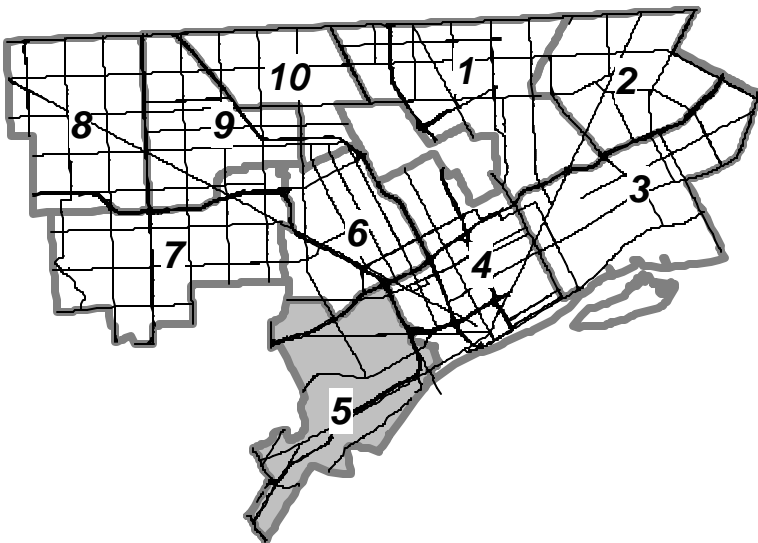
Neighborhood Cluster 5

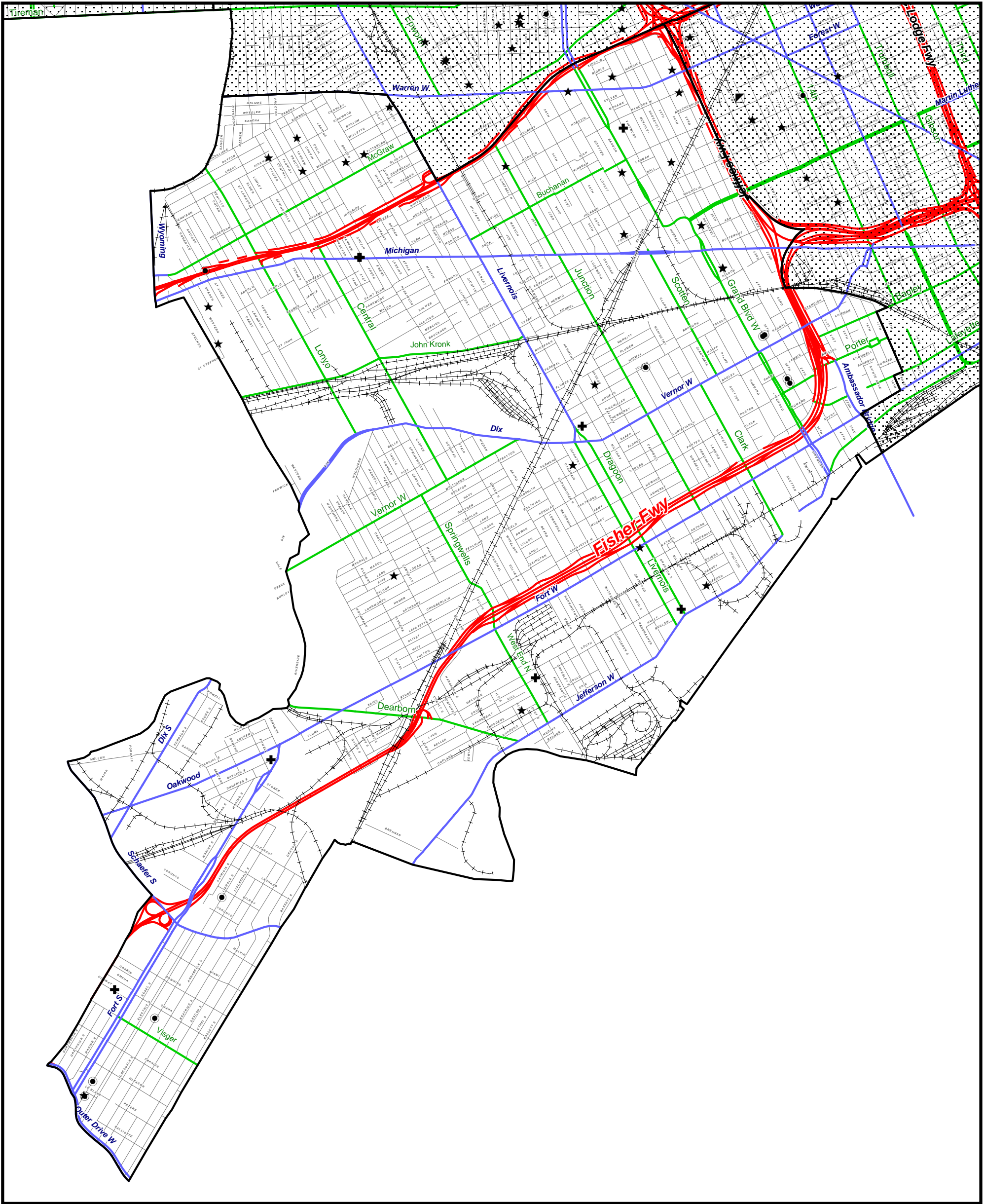
October through December 2006

- ★ Historic Permit Sites
- ✚ Historic Violation Sites
- Demolish by Neglect Sites



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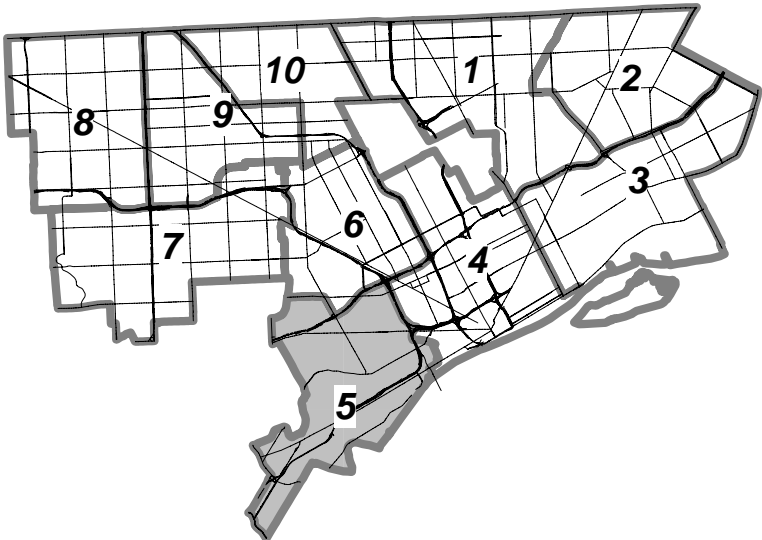
Neighborhood Cluster 5

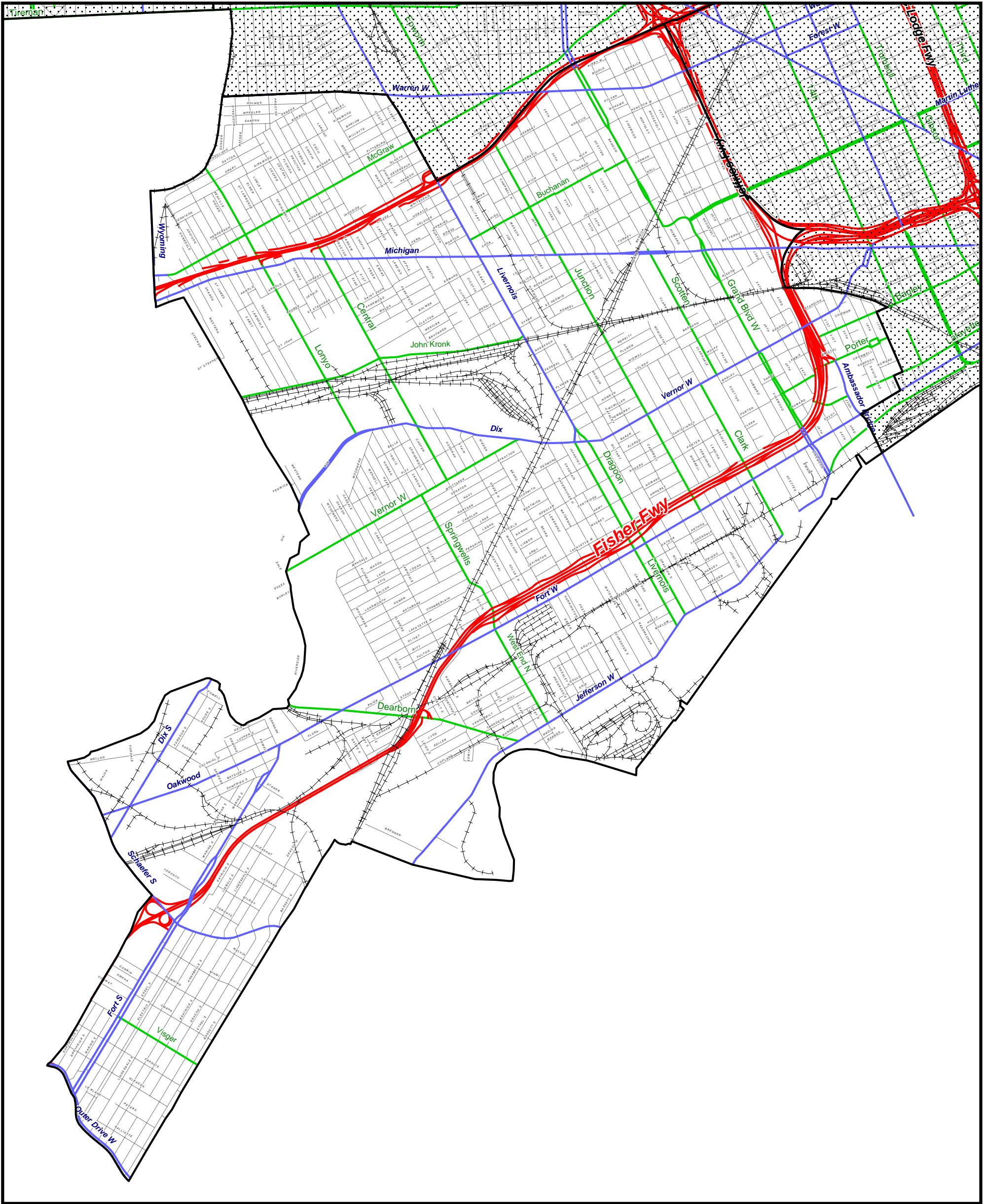
January through March 2006
Section 106 Program

- ★ Dangerous Buildings
- ✚ Emergency Demolition
- General Demolition
- Minor Repair
- Wireless Equipment



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Neighborhood Cluster 5

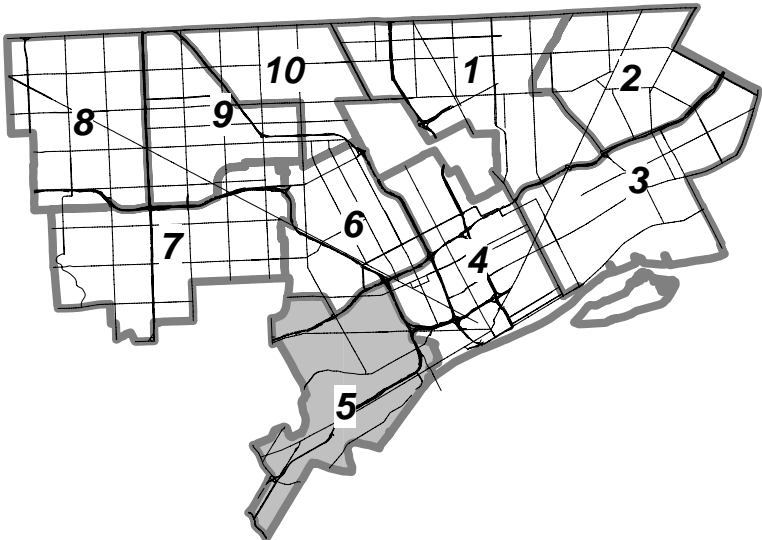
April through June 2006

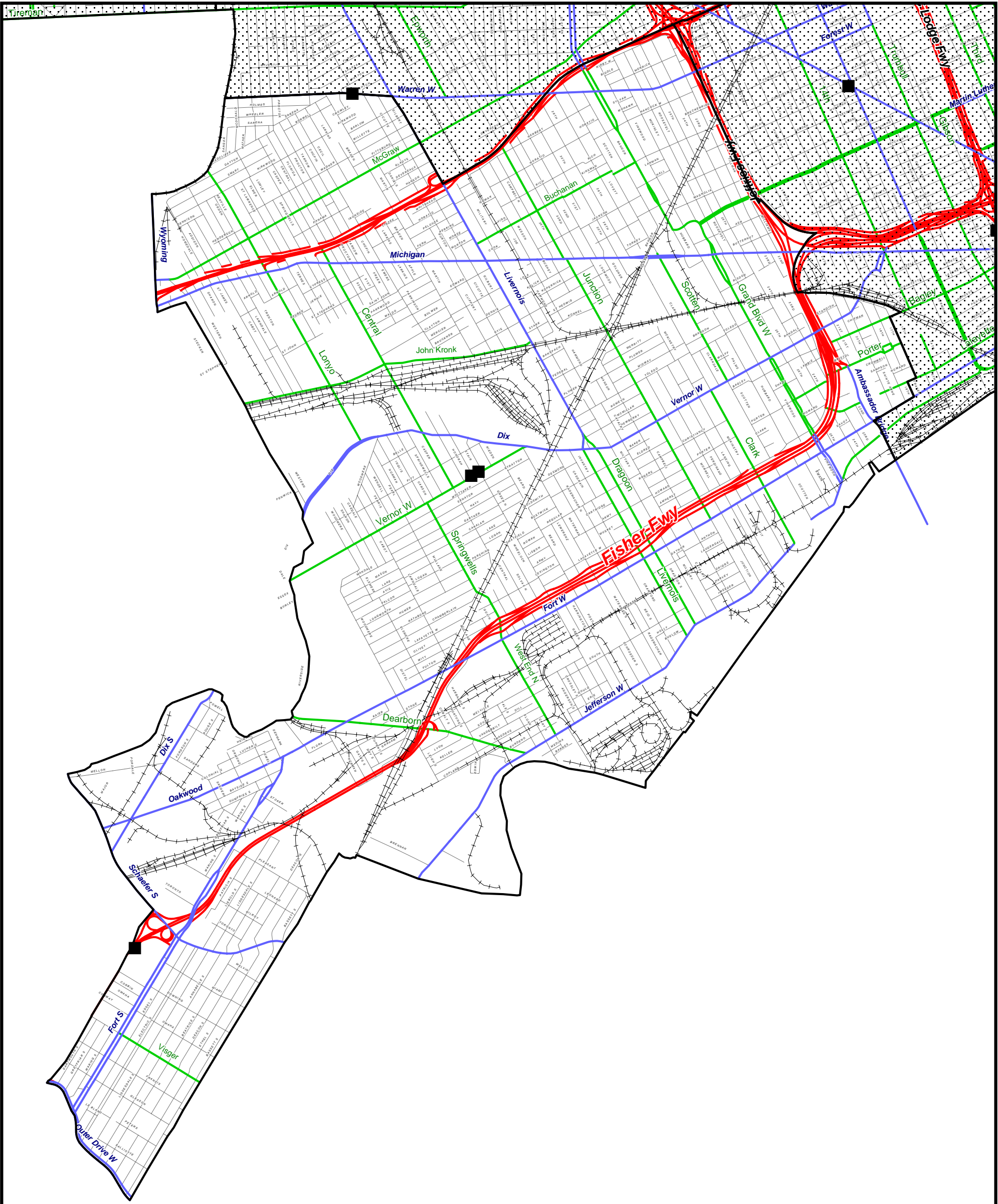
■ Site Plan Review Sites *

* Denotes sites requiring Site Plan Review by P&DD staff. These sites include: proposed sale of City owned land and various development and improvement projects requiring a Building Permit.



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Neighborhood Cluster 5

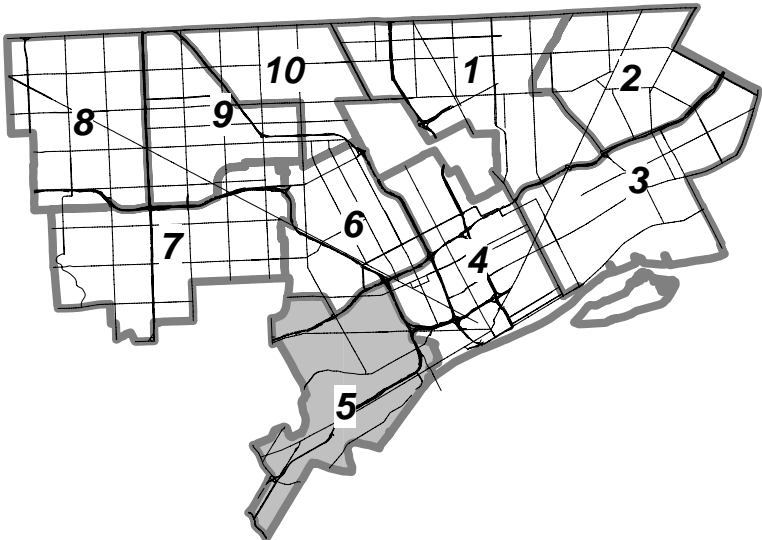
July through September 2006

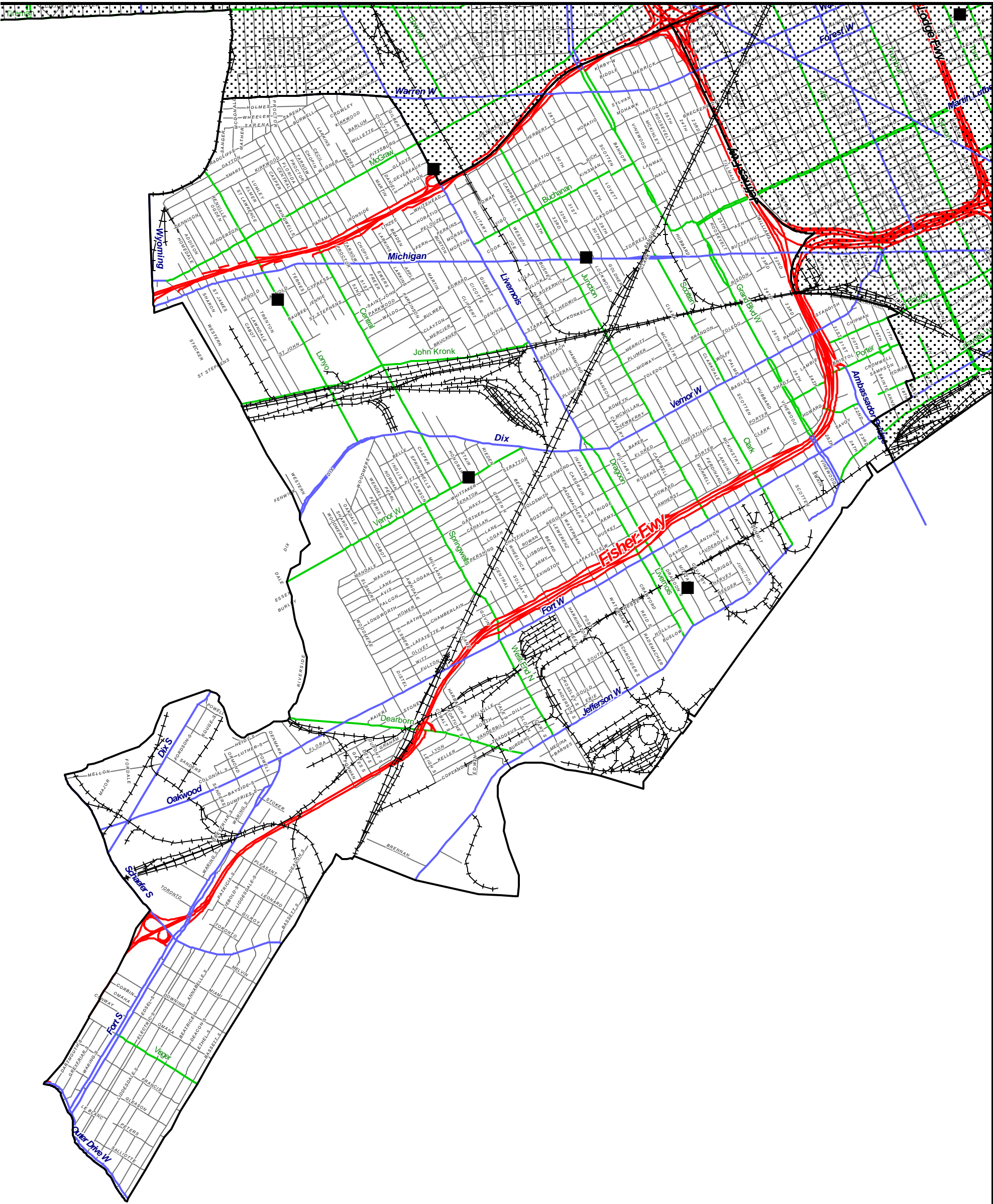
■ Site Plan Review Sites *

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proposed sale of City owned land and various development and improvement
projects requiring a Building Permit.



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Neighborhood Cluster 5

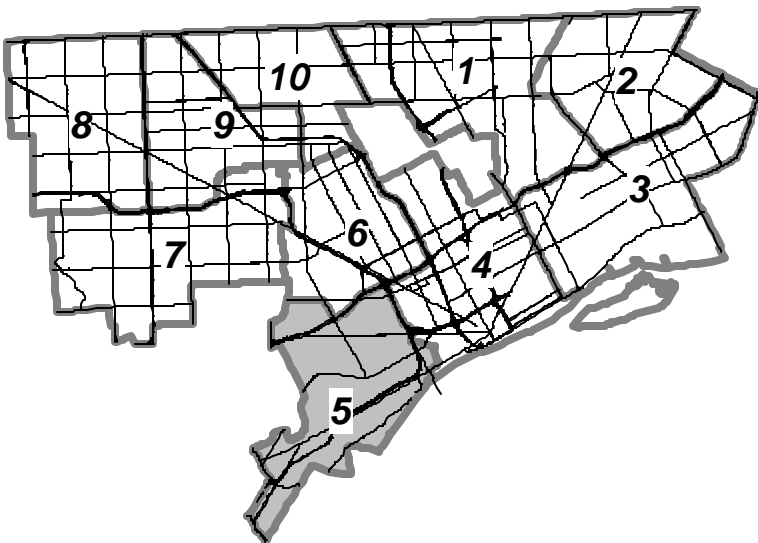
October through December 2006

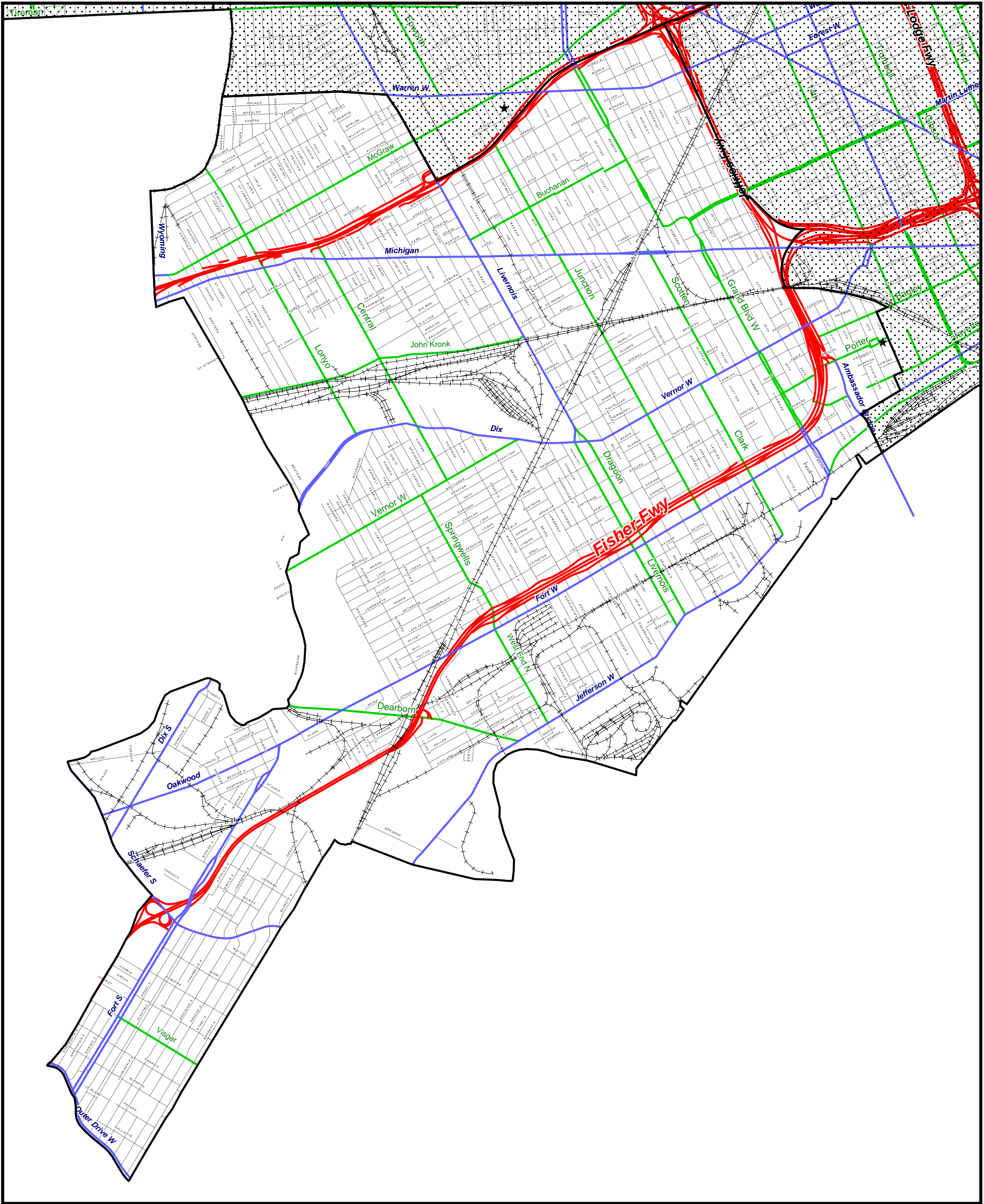
■ Site Plan Review Sites *

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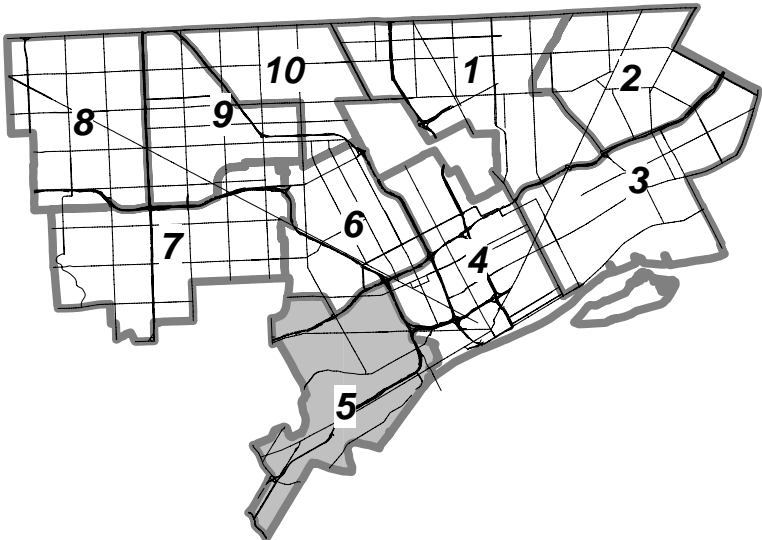
January through March 2006

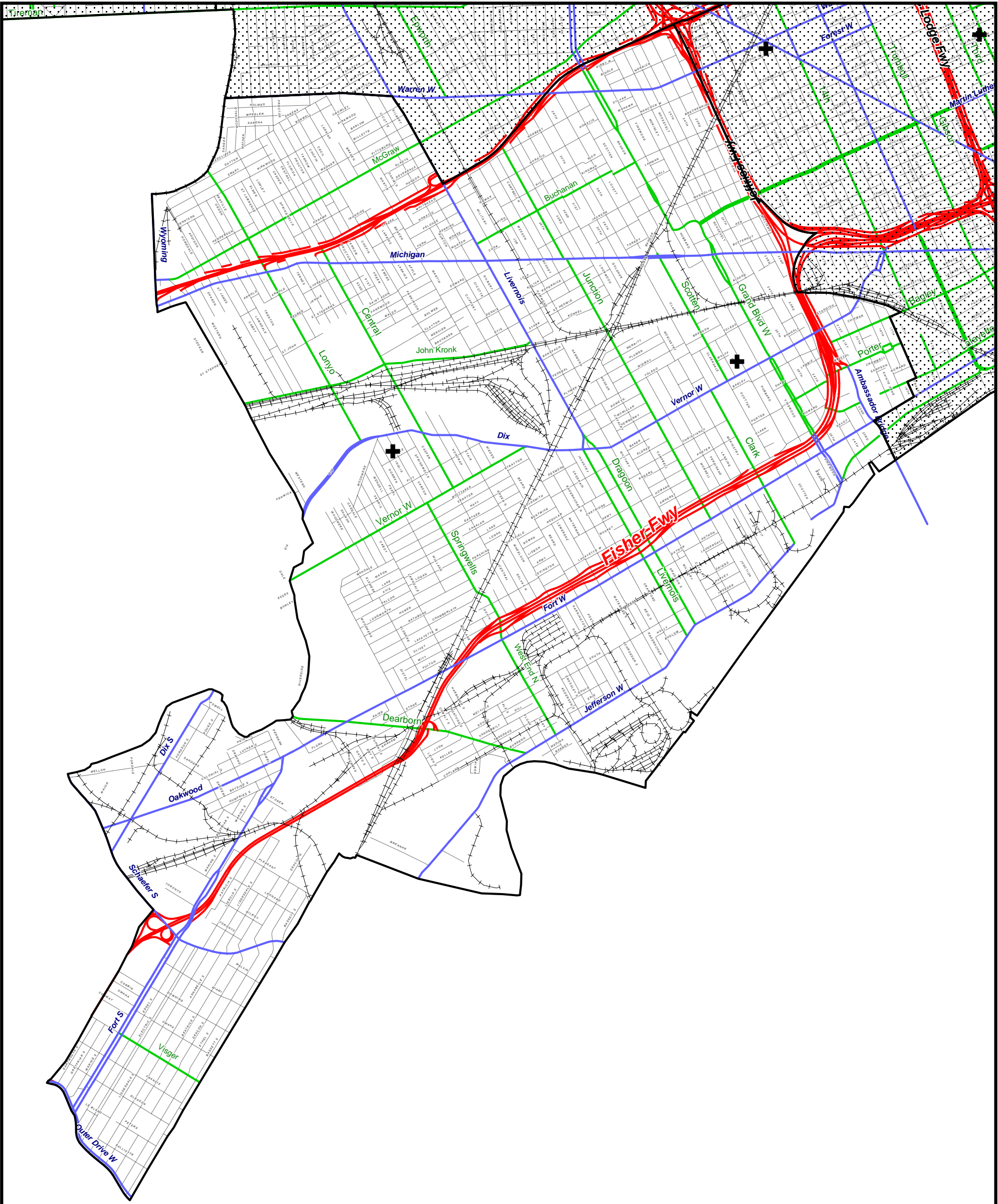
✚ Master Plan Interpretation Sites *

* Denotes sites requiring a Master Plan interpretation, such as: proposals for rezoning, Neighborhood Enterprise Zones or Obsolete Property Districts.



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Neighborhood Cluster 5

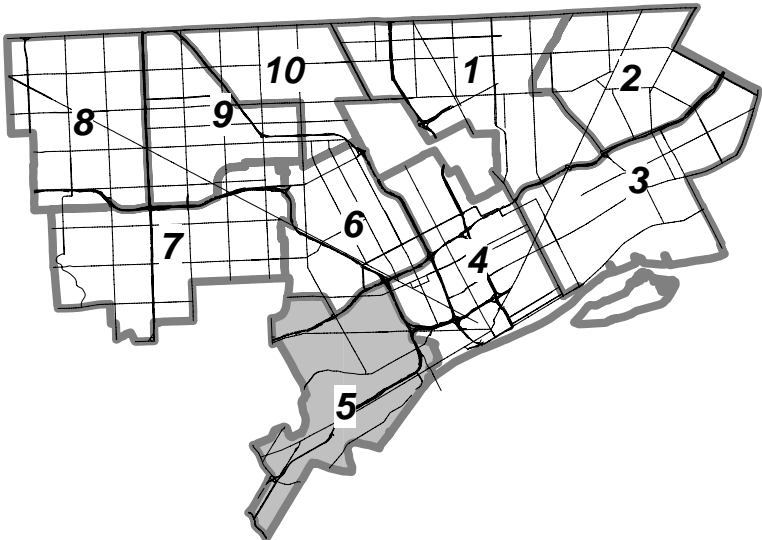
April through June 2006

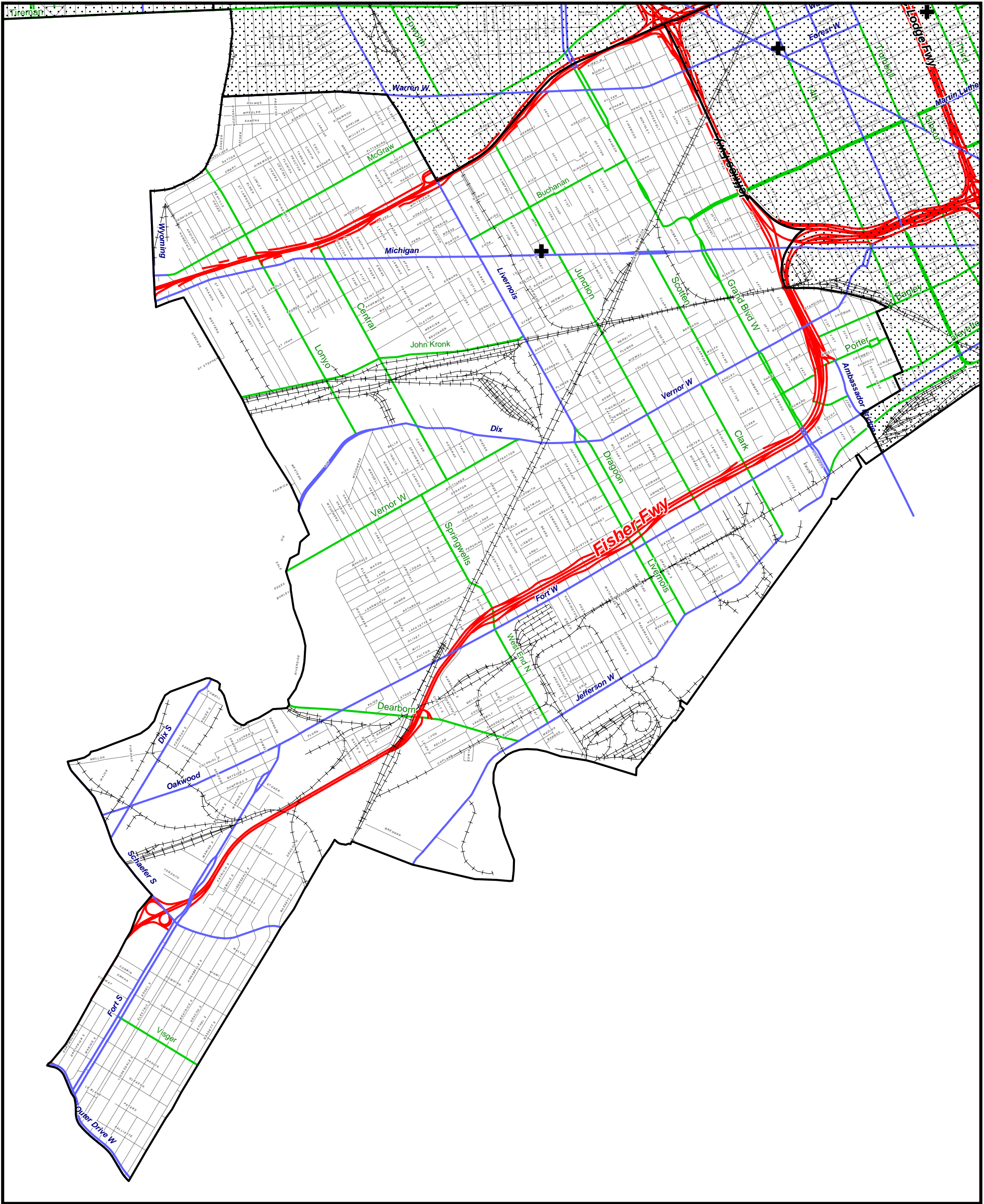
⊕ Master Plan Interpretation Sites *

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Neighborhood Cluster 5

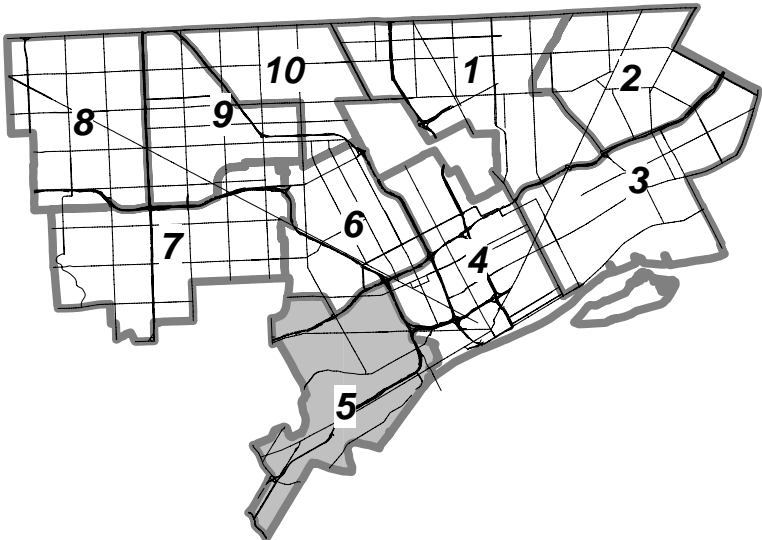
July through September 2006

✚ Master Plan Interpretation Sites *

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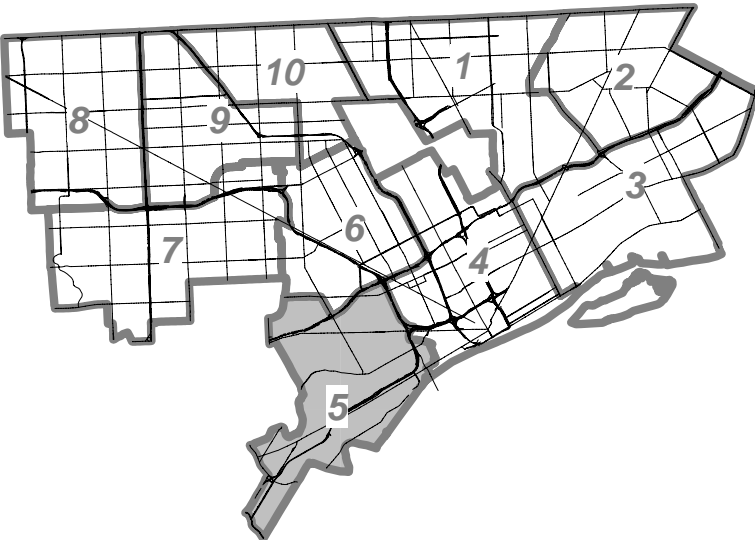
Neighborhood Cluster 5

1990 to 2000 Housing Unit Change
(Citywide Percentage: 8.52% Loss)

- Loss Greater Than Citywide Percentage
- Growth or Loss Less Than Citywide Percentage



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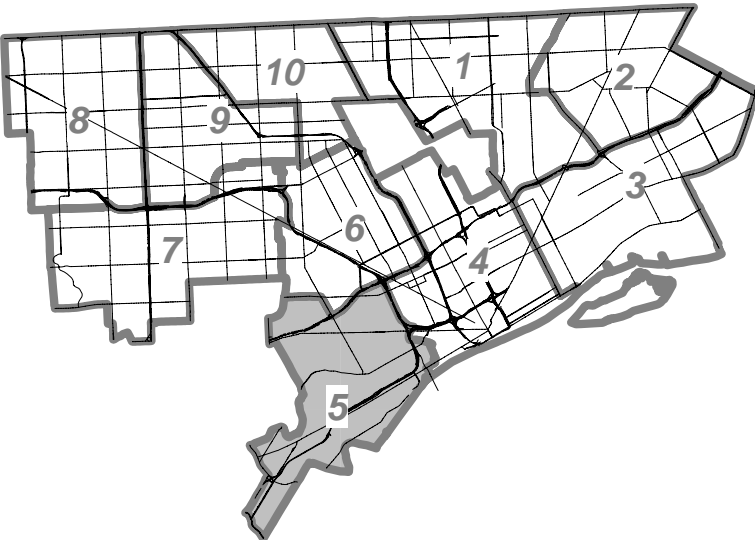
Neighborhood Cluster 5

1990 to 2000 Population Change
(Citywide Percentage: 7.46% Loss)

- Loss Greater Than Citywide Percentage
- Growth or Loss Less Than Citywide Percentage



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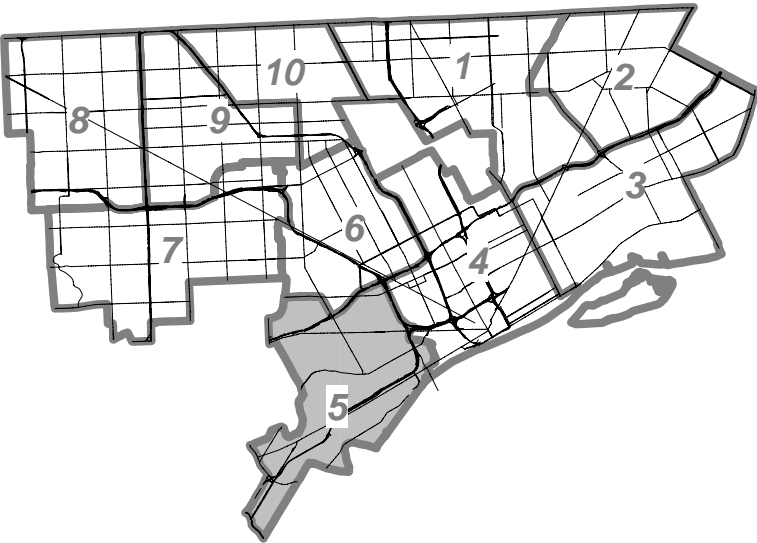
Neighborhood Cluster 5

**2000 Owner Occupied Housing Units
(Citywide Percentage: 54.89%)**

- Lower Percentage of Own. Occ. HU Than Citywide
- Higher Percentage of Own. Occ. HU Than Citywide



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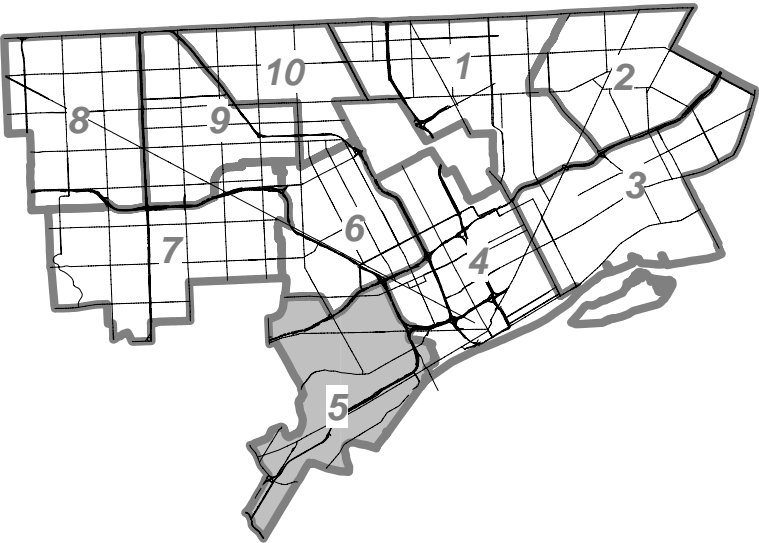
Neighborhood Cluster 5

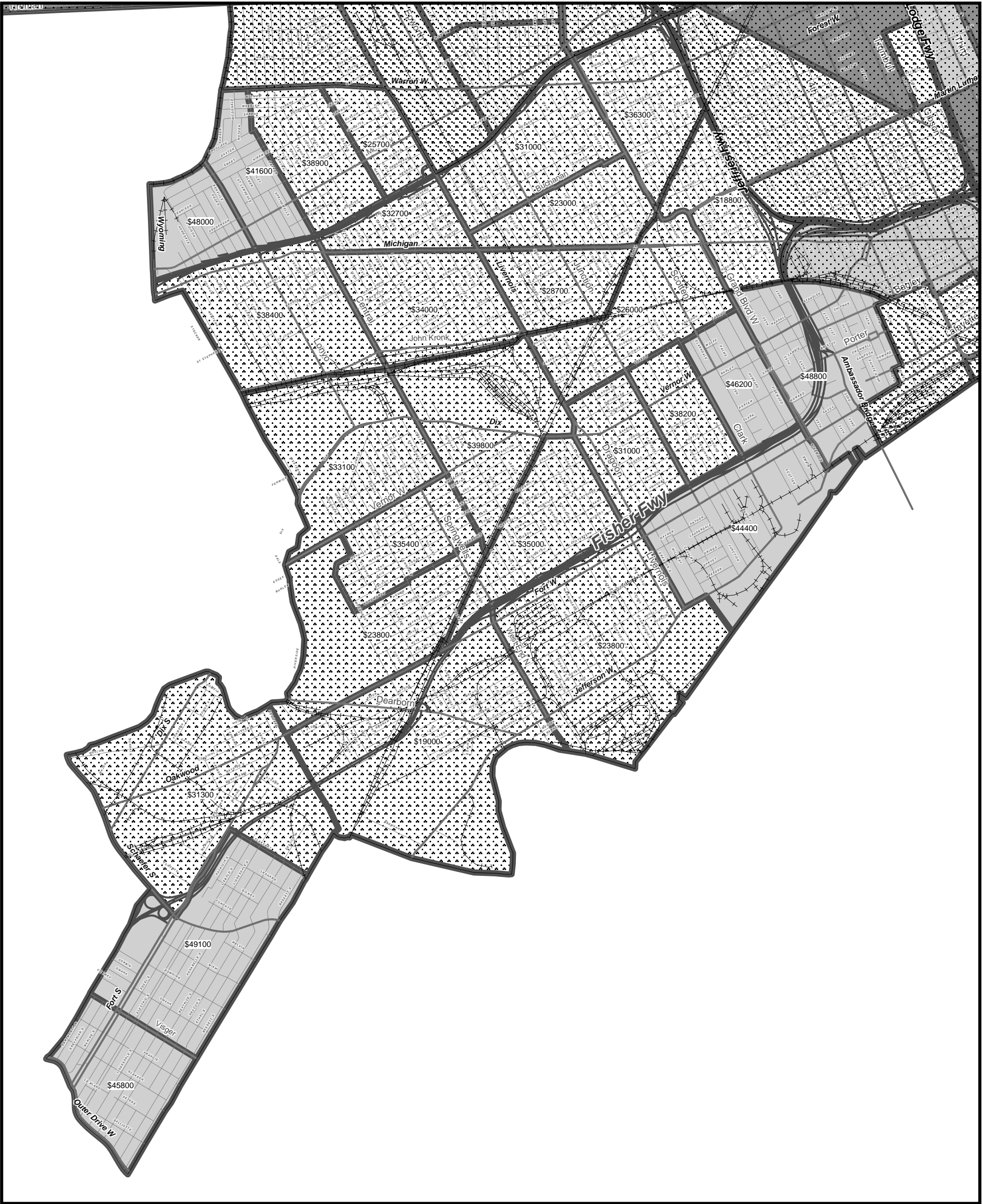
2000 Percent Occupied Housing Units
(Citywide Percentage: 89.69%)

- Lower Percentage of Occ. HU Than Citywide
- Higher Percentage of Occ. HU Than Citywide

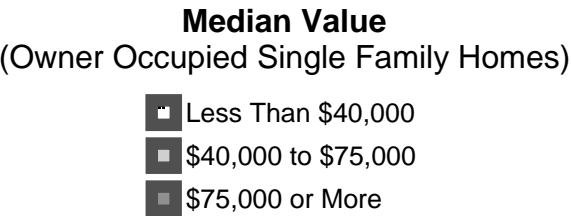


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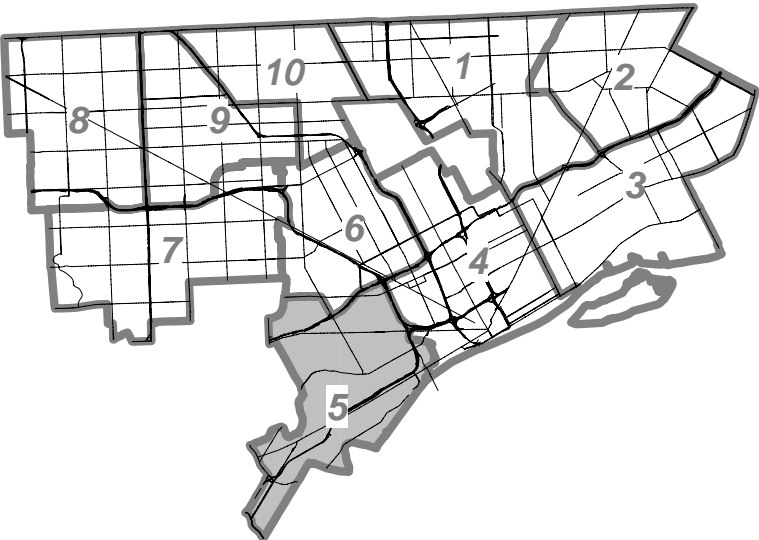


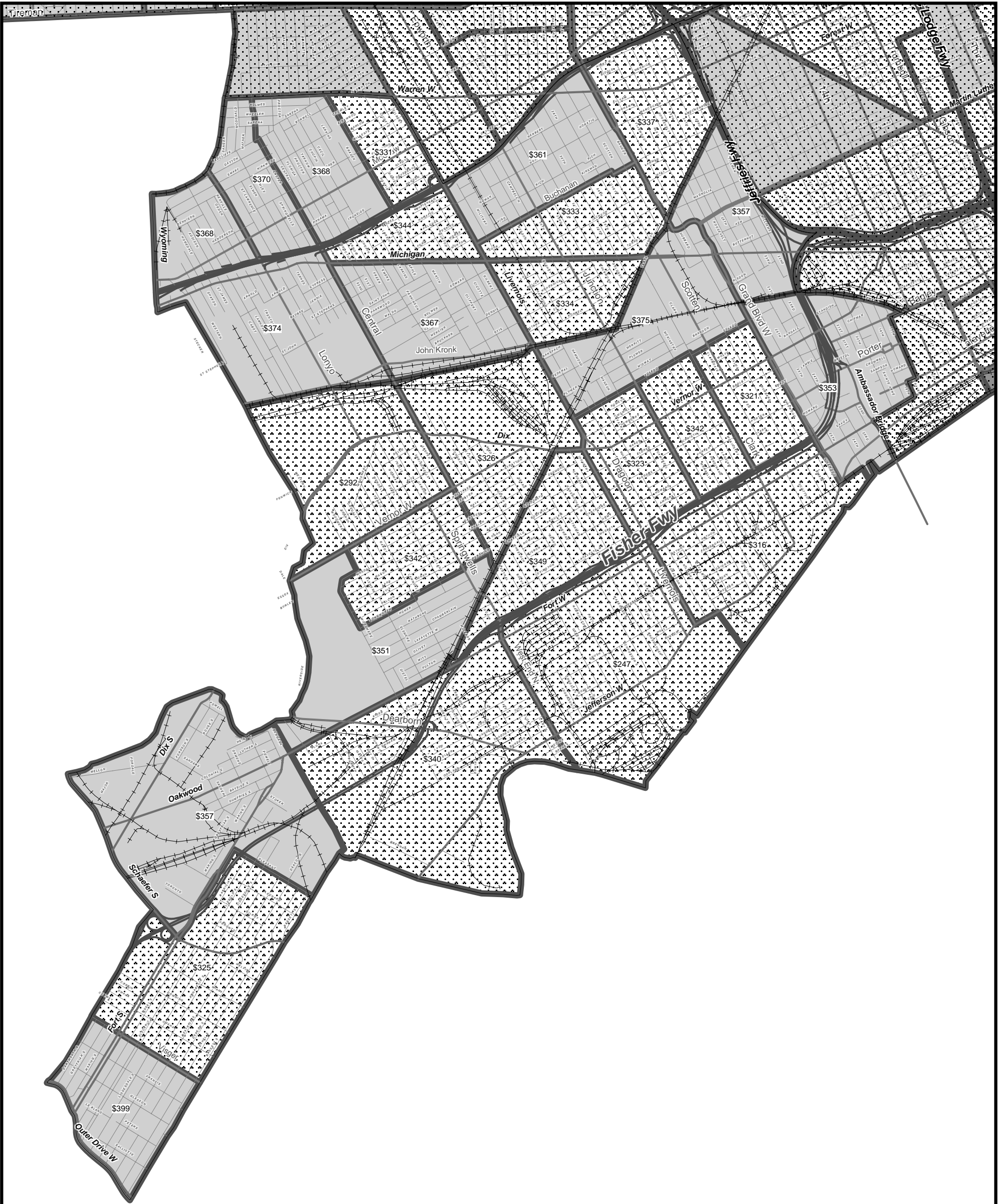


Neighborhood Cluster 5



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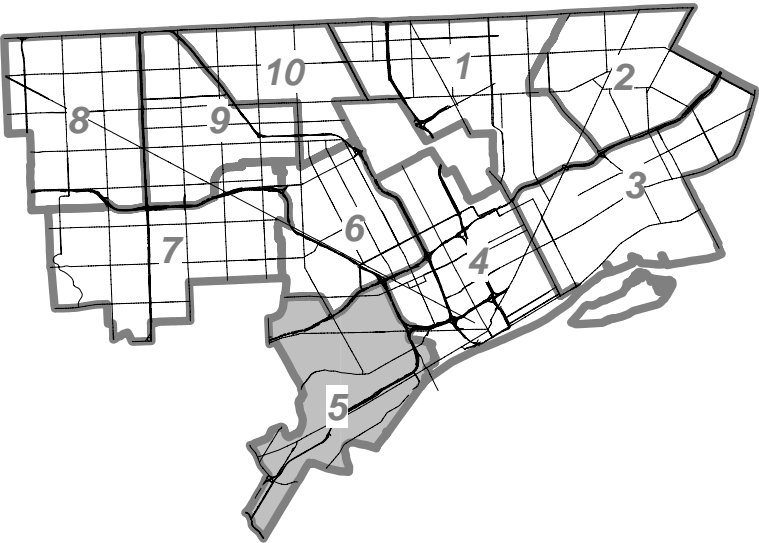
Neighborhood Cluster 5

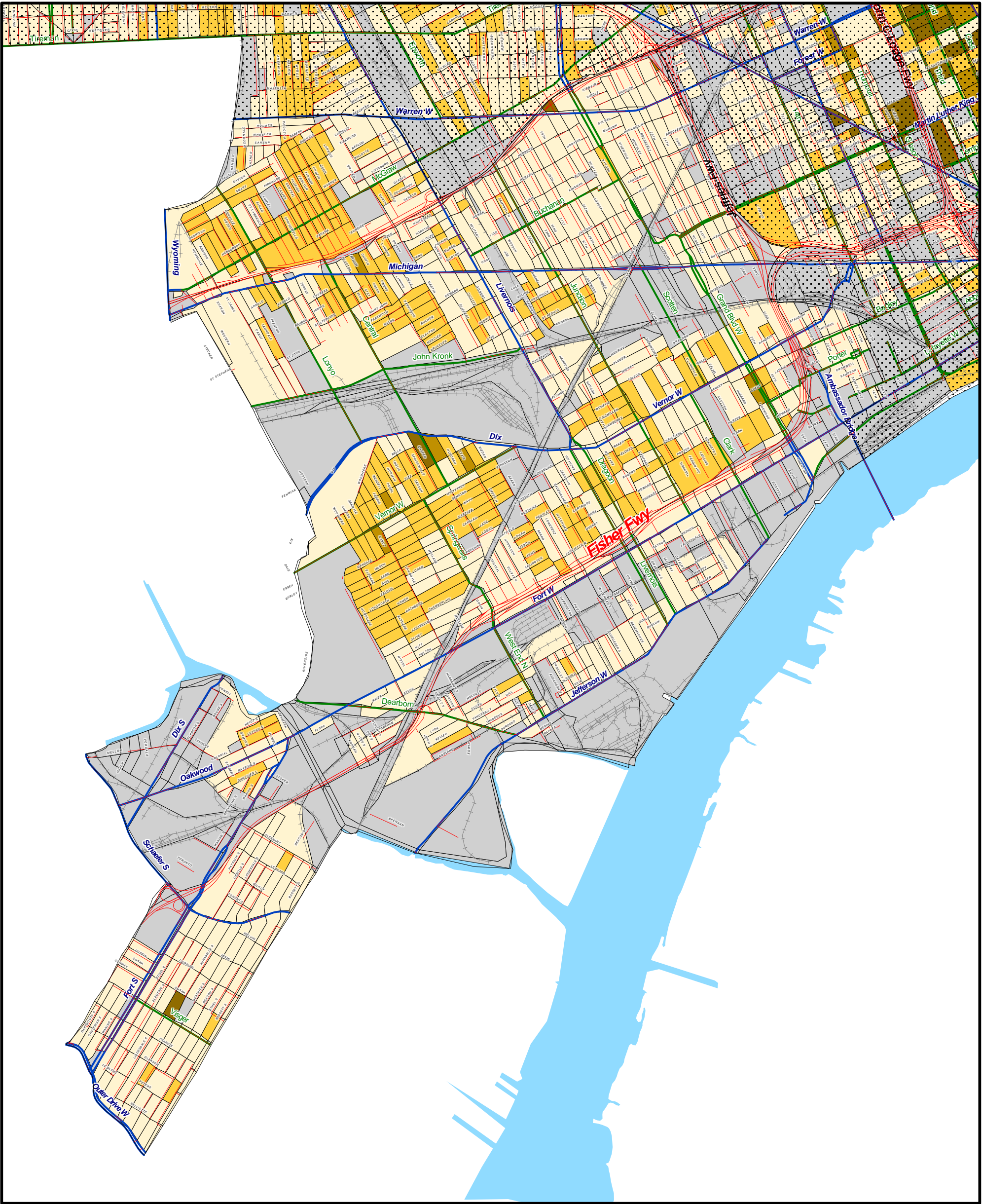
Median Rent

- Less Than \$350 per Month
- \$350 to \$500
- \$500 or More



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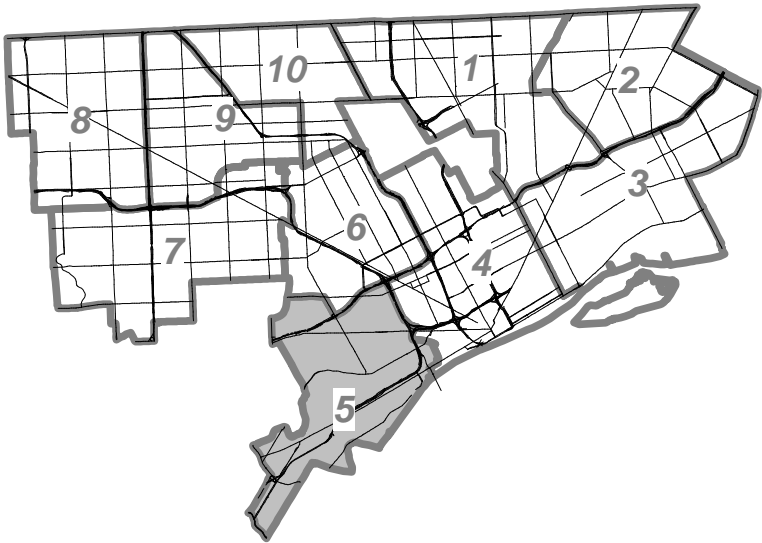
Neighborhood Cluster 5

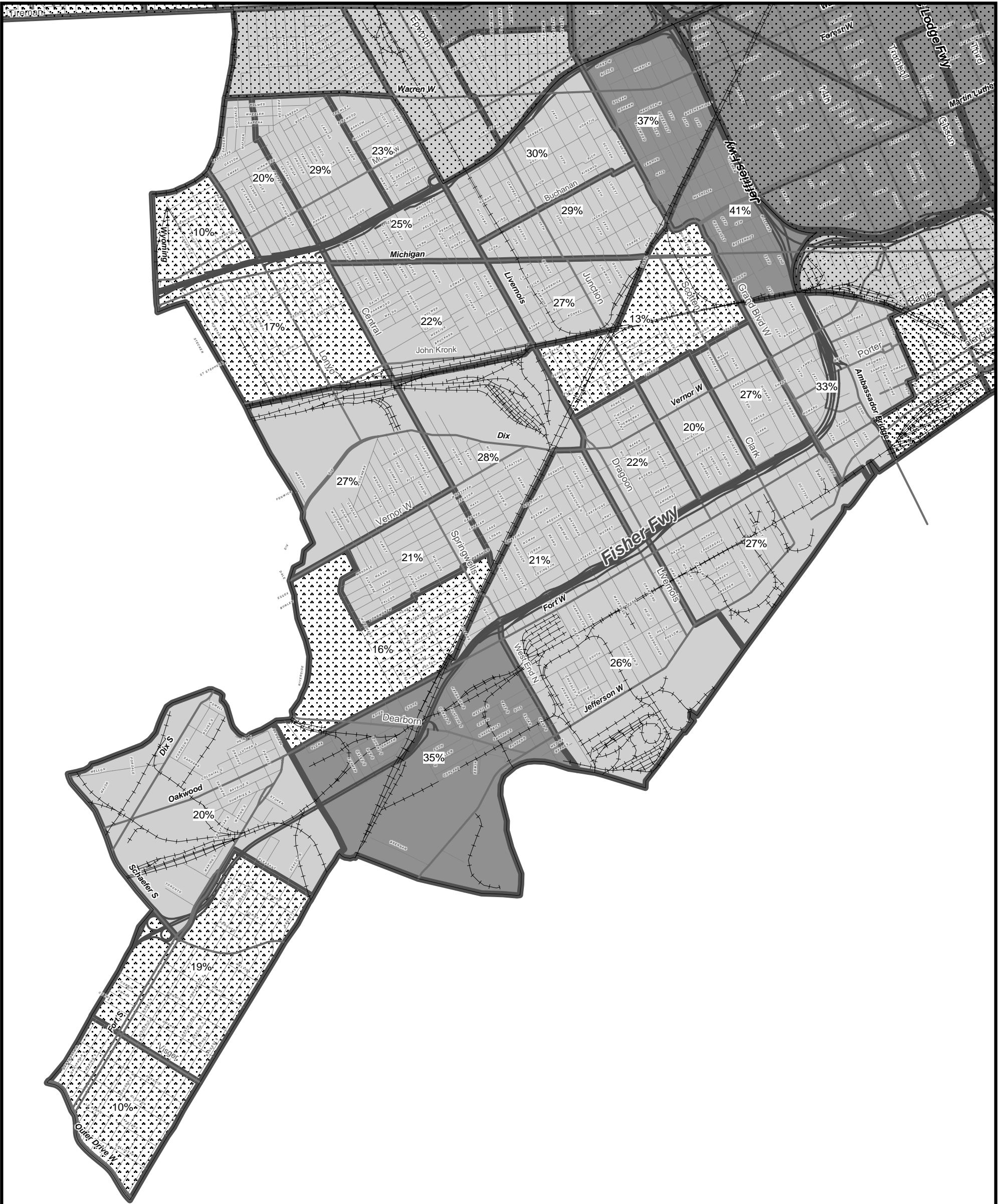
**Housing Unit Density
2000 Census**

- No Dwelling Units
- Low Density (Up to 8 Dwelling Units per Acre)
- Low / Medium Density (8 to 16 DU / Acre)
- Medium Density (16 to 24 DU / Acre)
- High Density (24 or More DU / Acre)



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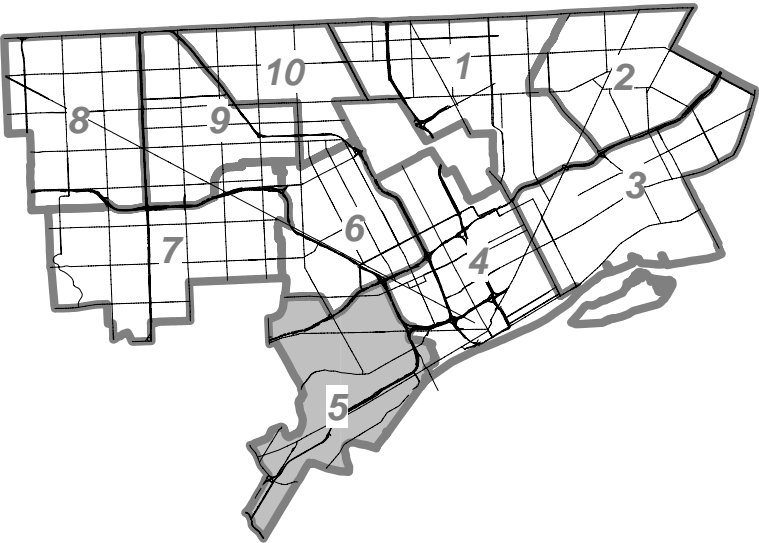
Neighborhood Cluster 5

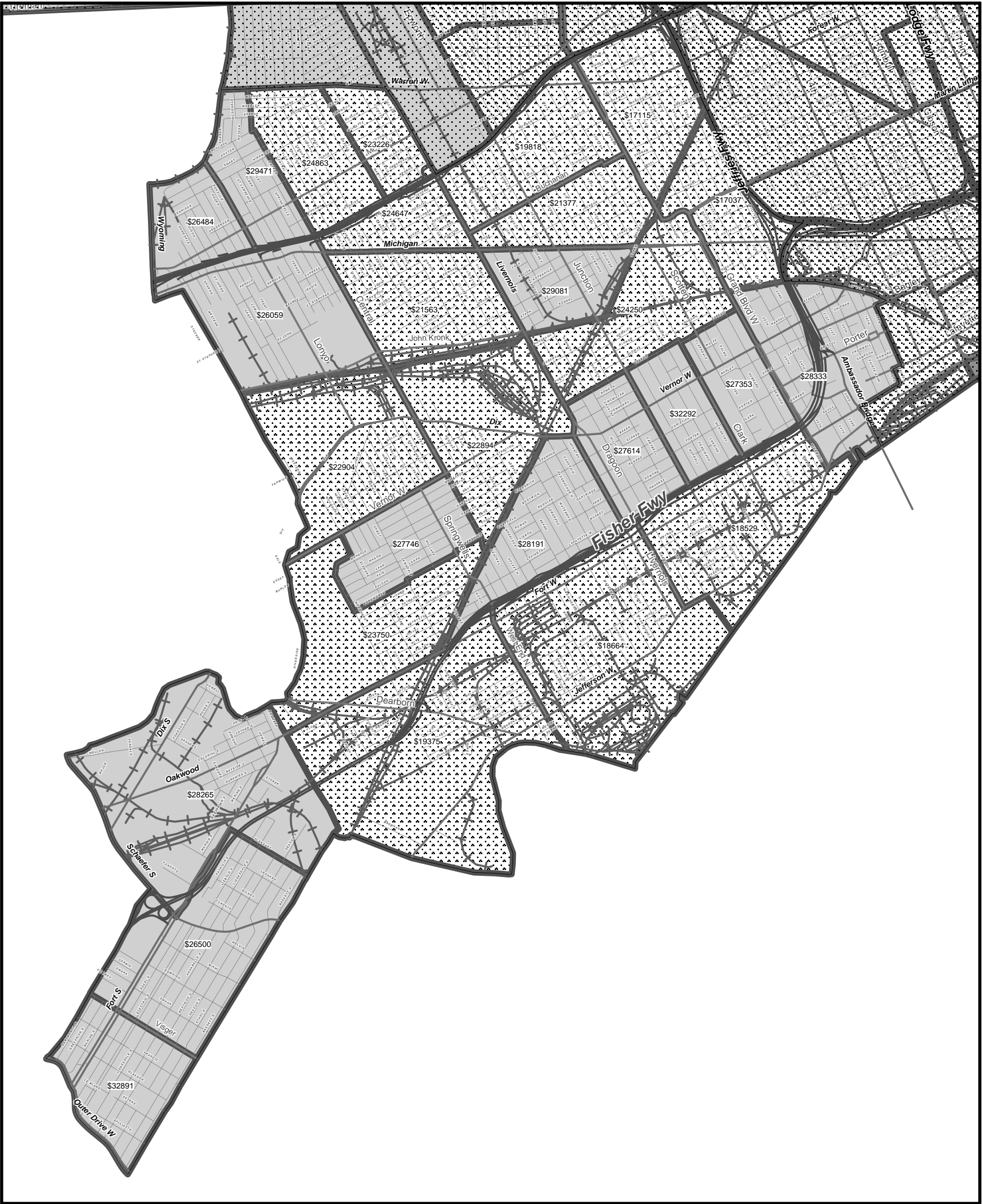
Households without Vehicles

- Less Than 20 Percent
- 20 to 35 Percent
- 35 Percent or More



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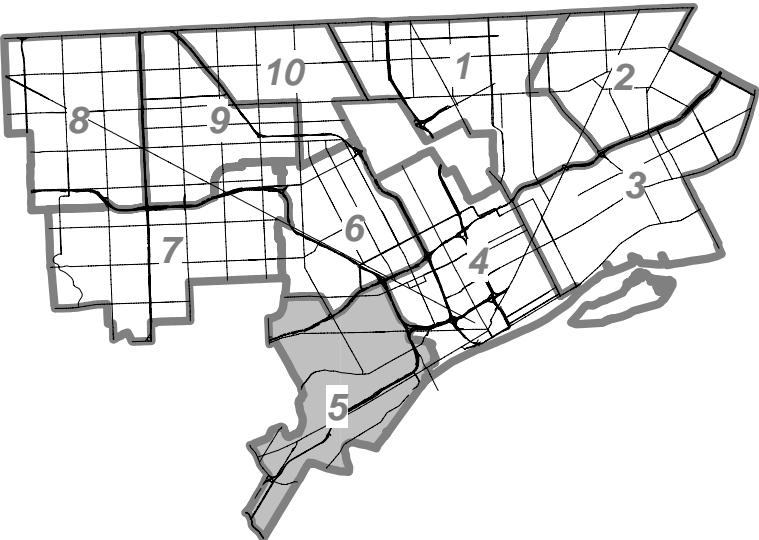
Neighborhood Cluster 5

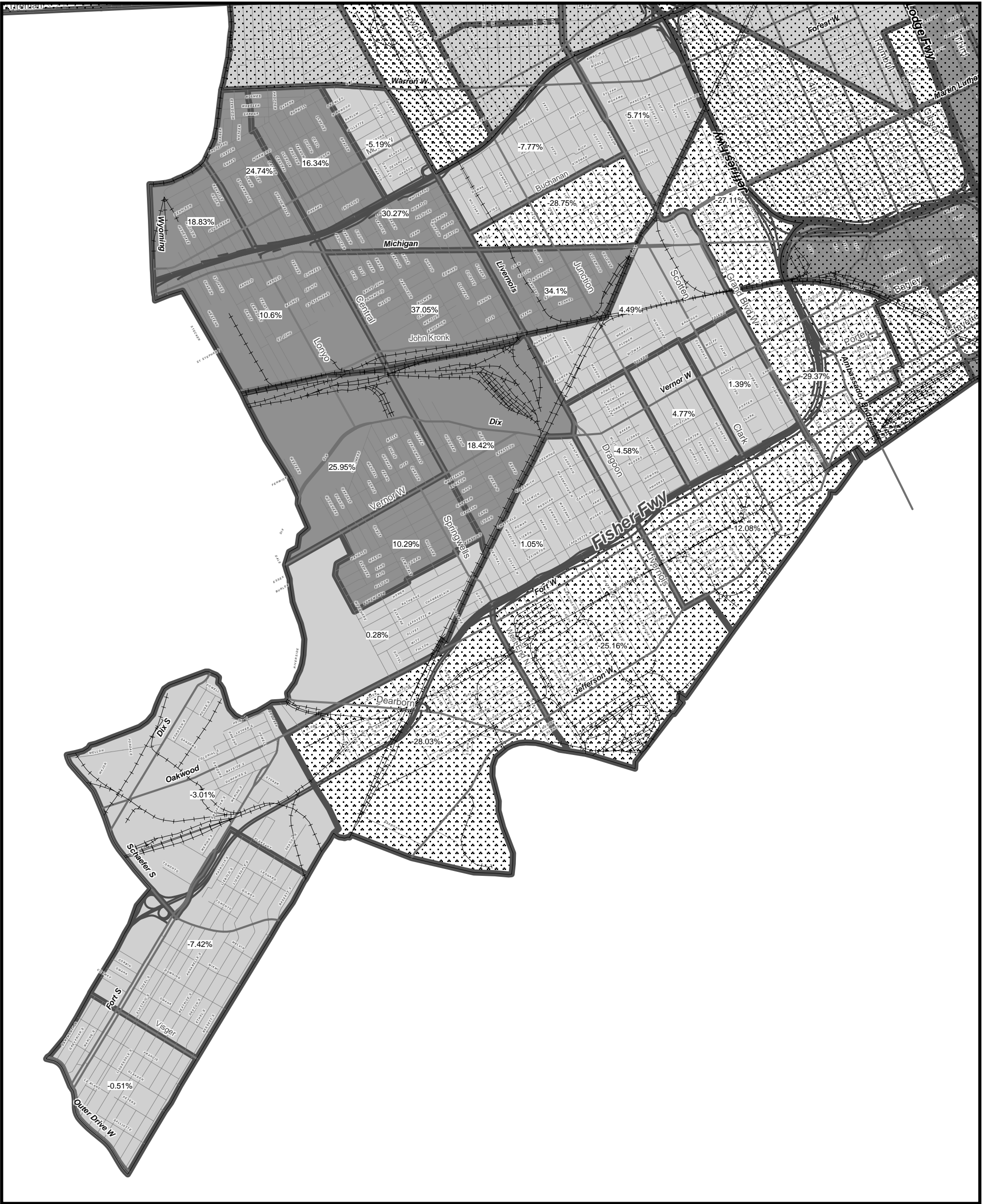
Median Household Income

- Less Than \$25,000
- \$25,000 to \$40,000
- \$40,000 or More



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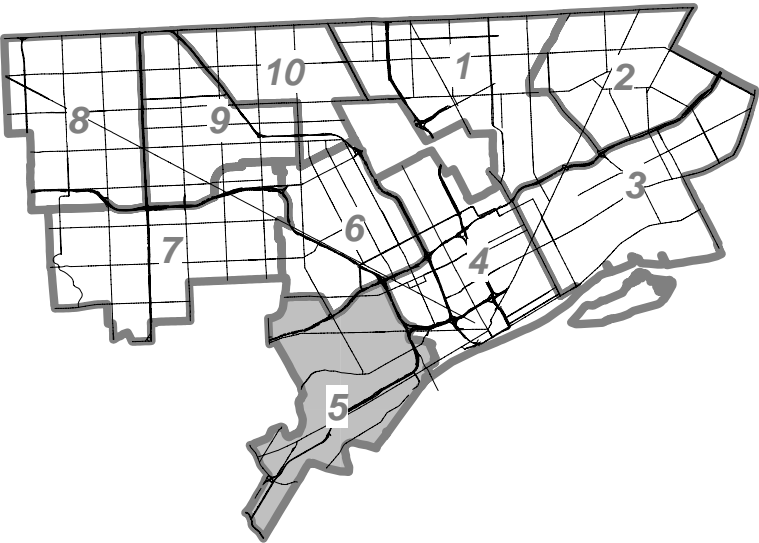


Neighborhood Cluster 5

- 1990 to 2000 Pct Chg in Youth Pop
- Large Increase (Greater than 10% Gain)
 - Small Change (10% Gain to 10% Loss)
 - Large Decrease (Greater than 10% Loss)



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Neighborhood Cluster 5

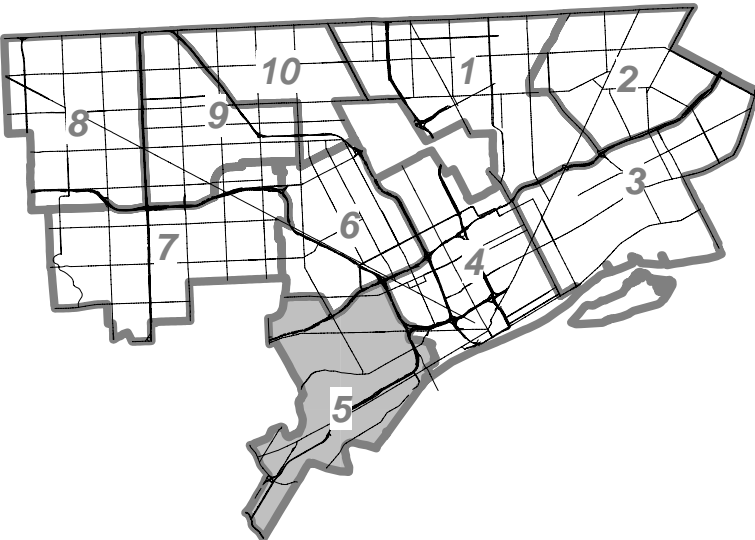
Employment Sites *

- Up to 50 Employees
- 50 to 100 Employees
- 100 or more Employees



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* Source: R.L. Polk, 2005





Neighborhood Cluster 5

Master Plan of Policies
Neighborhood & Housing Goals

- Preserve Sound Neighborhoods
- Revitalize Neighborhoods with Poor Housing Conditions
- ★ Rebuild Neighborhoods
- ▲ Increase Residential Density
- ✚ Conversion of Obsolete Commercial & Industrial Bulidings to Lofts



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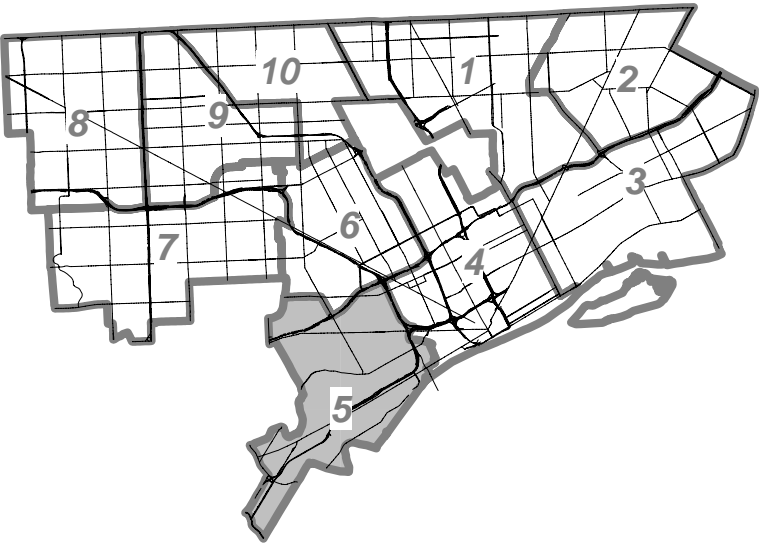
Neighborhood Cluster 5

Master Plan of Policies
Retail and Local Services Goals

- Increase the vitality of commercial thoroughfares
- Increase the vitality of neighborhood commercial areas
- ★ Develop a retail center
- ▲ Develop a mixed use activity node
- ⊕ Improve the appearance of commercial areas
- ▣ Reduce the conflicts between commercial & residential areas
- Reinforce Eastern Market & Mexicantown as regional attractions



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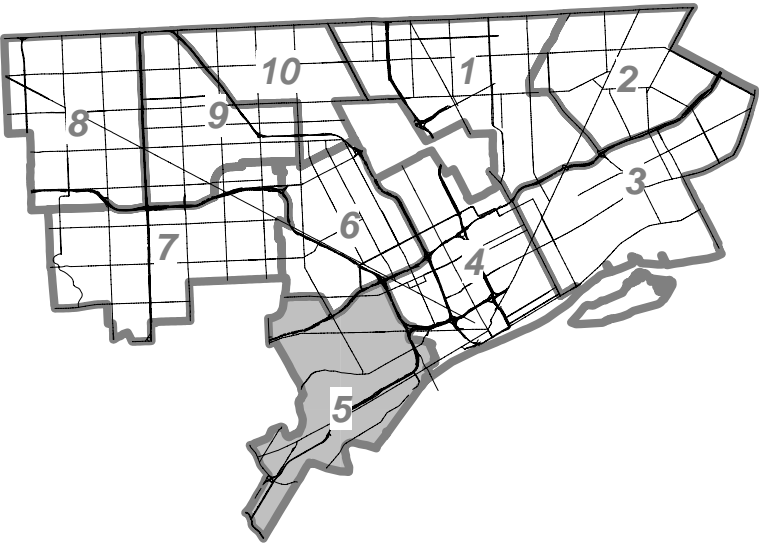
Neighborhood Cluster 5

Detroit Public Schools' Sites

- Early Learning Center
- ◆ Elementary School
- Middle School
- ✚ High School
- ▣ Alternative School
- ★ Special Education
- Sports Facility
- Vocational School
- ▲ Adult Education
- ⊕ Other

□ Excess, Closed or Reassigned Site*

* Confirm status of site with Detroit Public Schools





Neighborhood Cluster 5

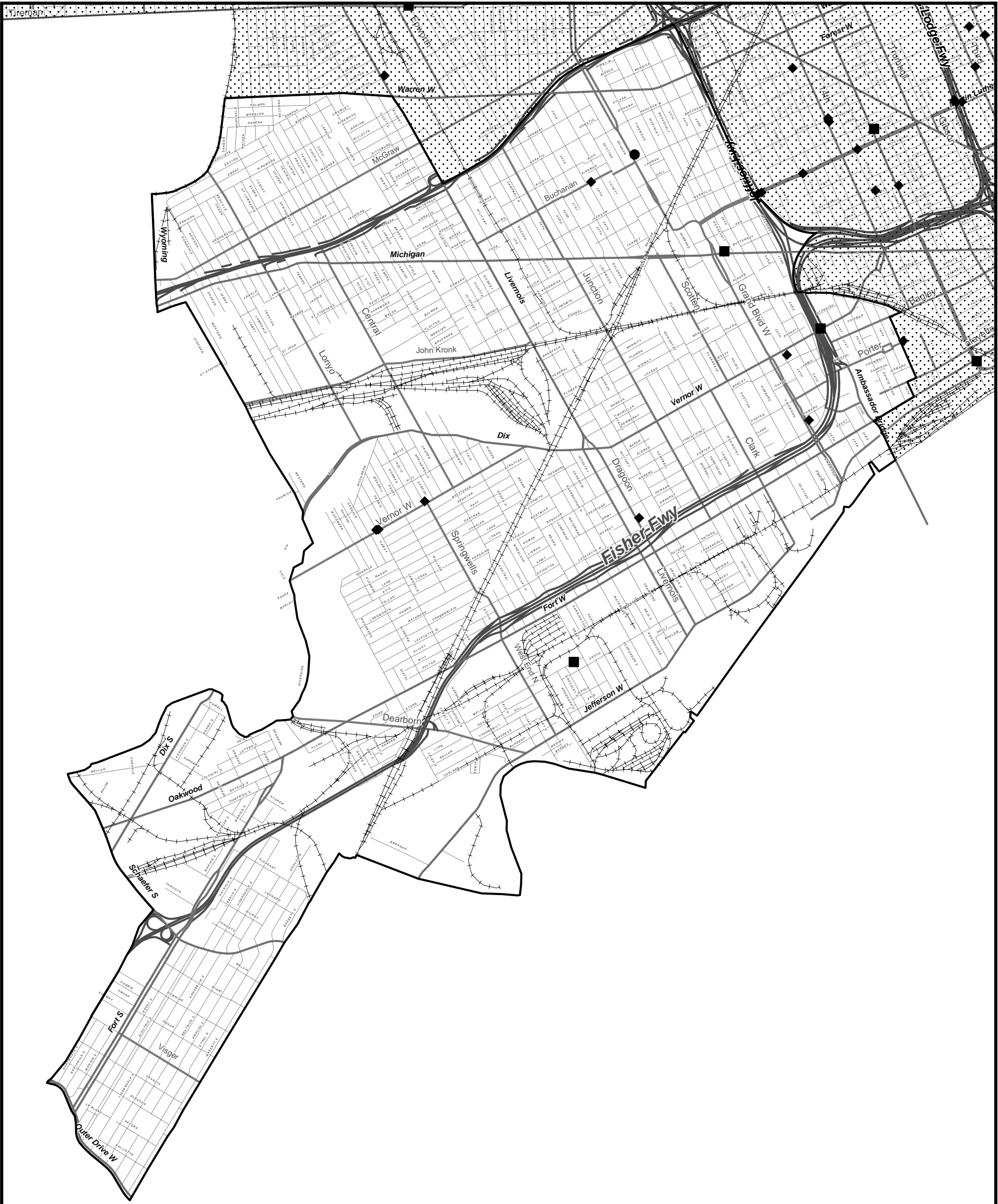
Private Schools, Charter Schools, Colleges, and Universities

- Pre-School / Day Care
 - ◆ Elementary School
 - Elementary Through High School
 - ✚ Middle School and High School
 - High School
 - ★ Alternative or Vocational School
 - ▲ Other
- College or University



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Neighborhood Cluster 5

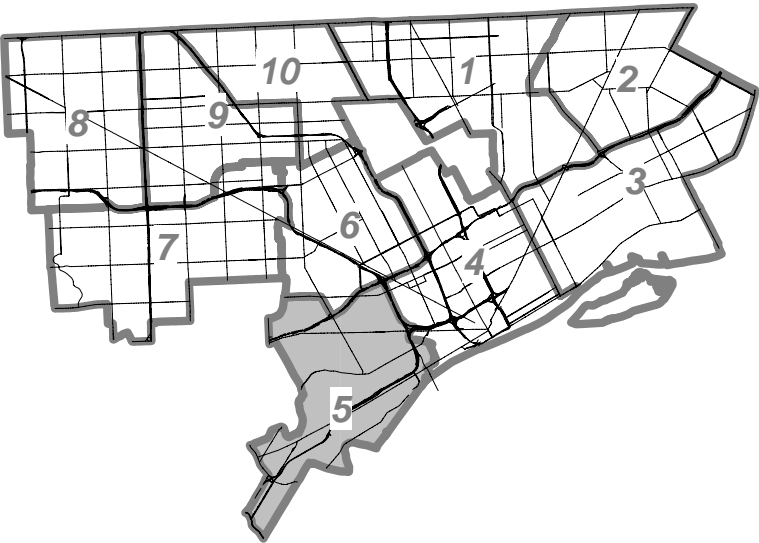
P&DD Projects in the Pipeline *

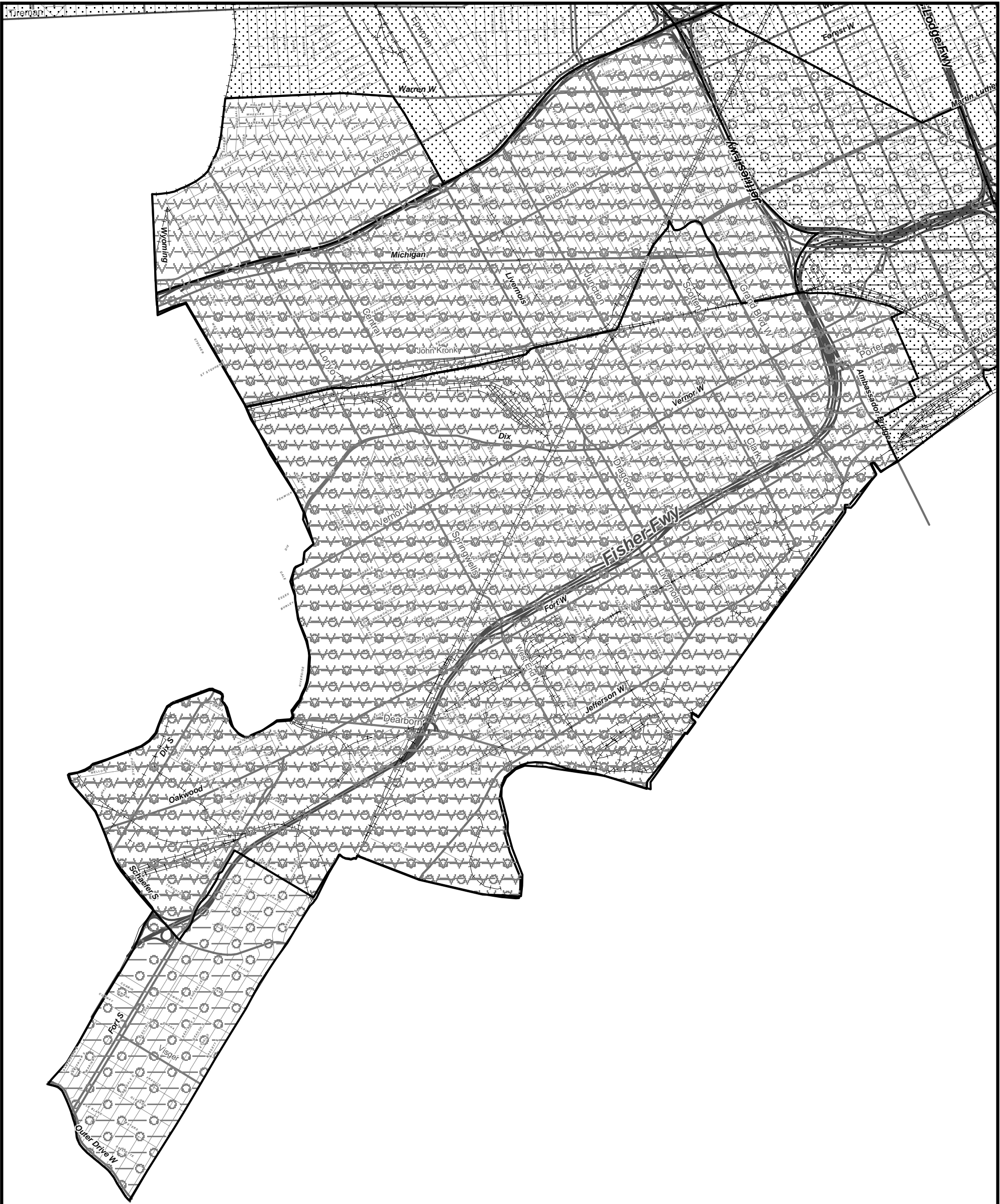
- ◆ Residential
- Commercial
- Other

* See P&DD Development Division for information regarding Pipeline projects.

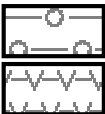


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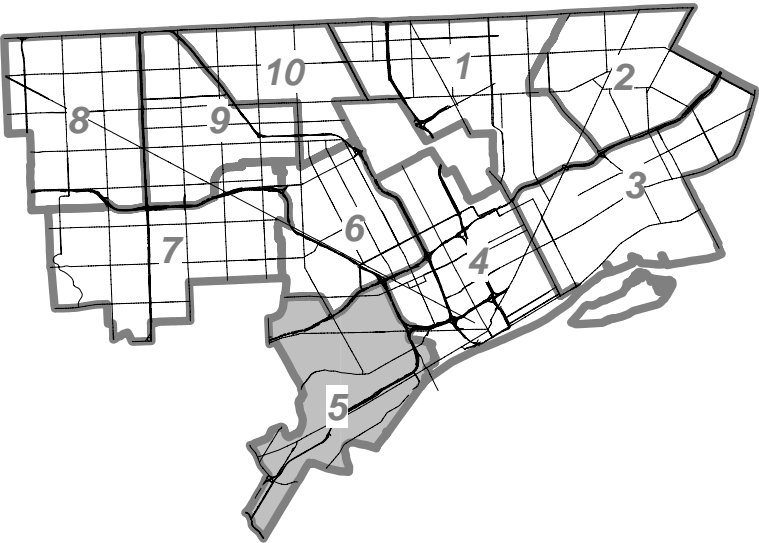
Neighborhood Cluster 5

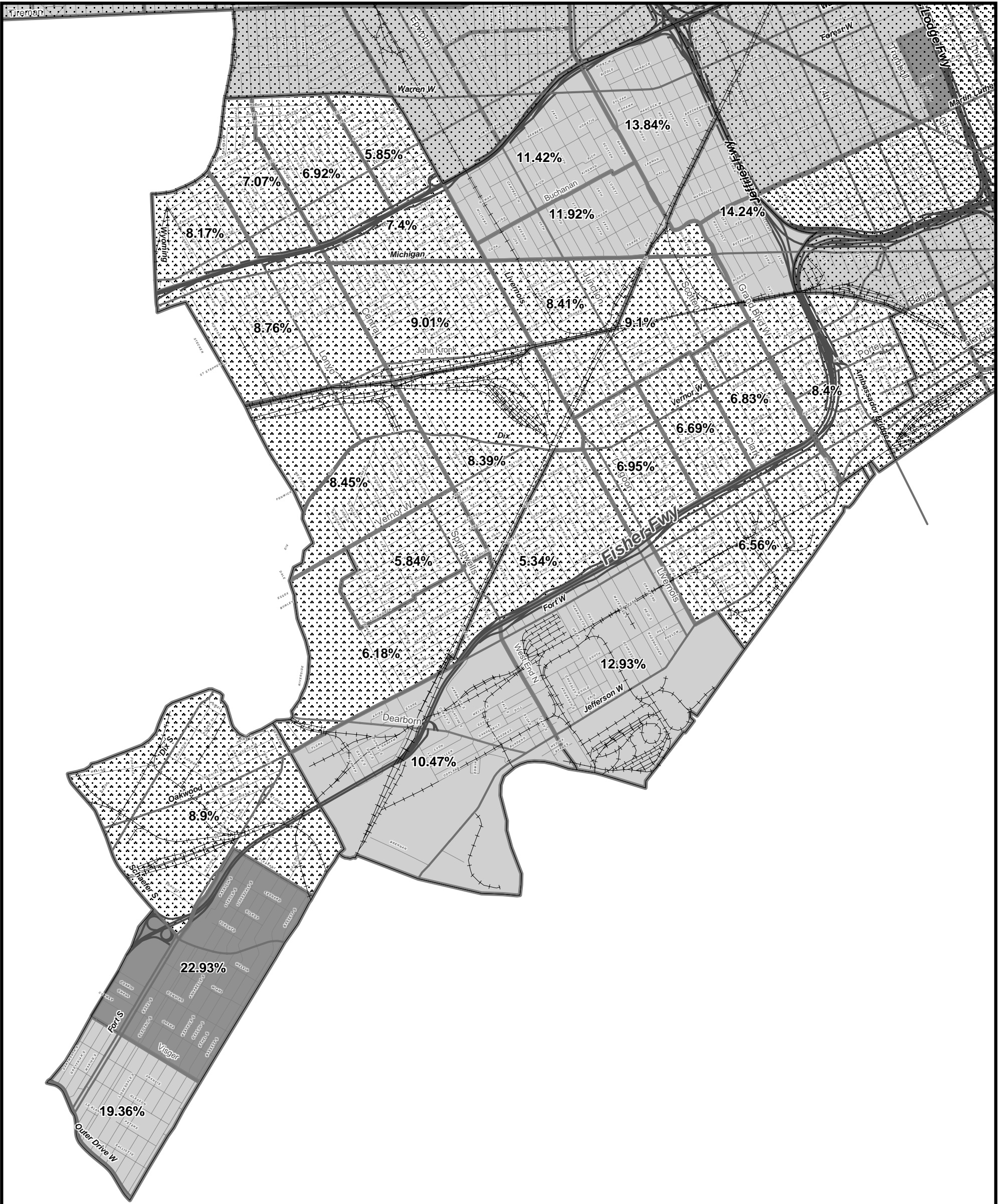


LISC - Strategic Investment Area
Skillman - Good Neighborhood Area



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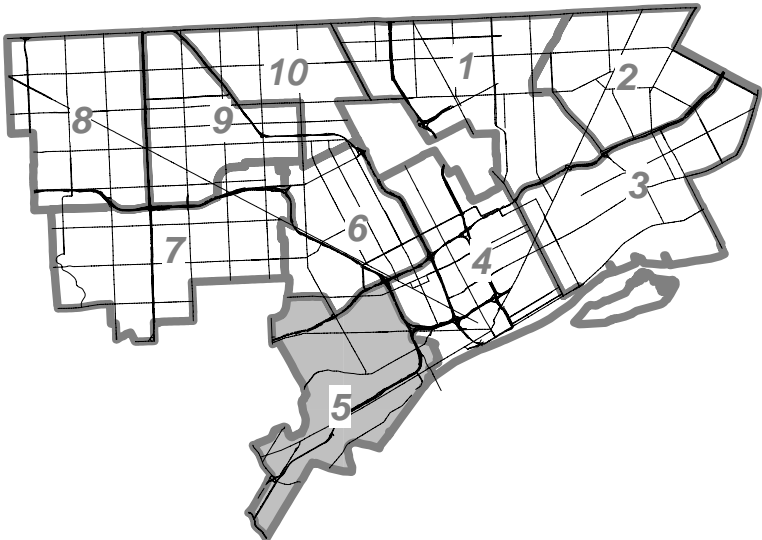
Neighborhood Cluster 5

Percent Elderly
(Age 65 Plus)

- Less Than 10 Percent
- 10 to 20 Percent
- More Than 20 Percent



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Neighborhood Cluster 5

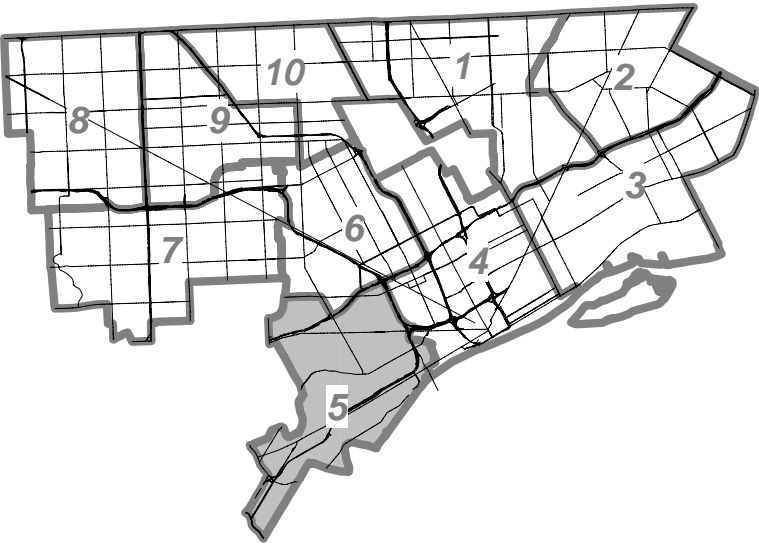
Greenways *

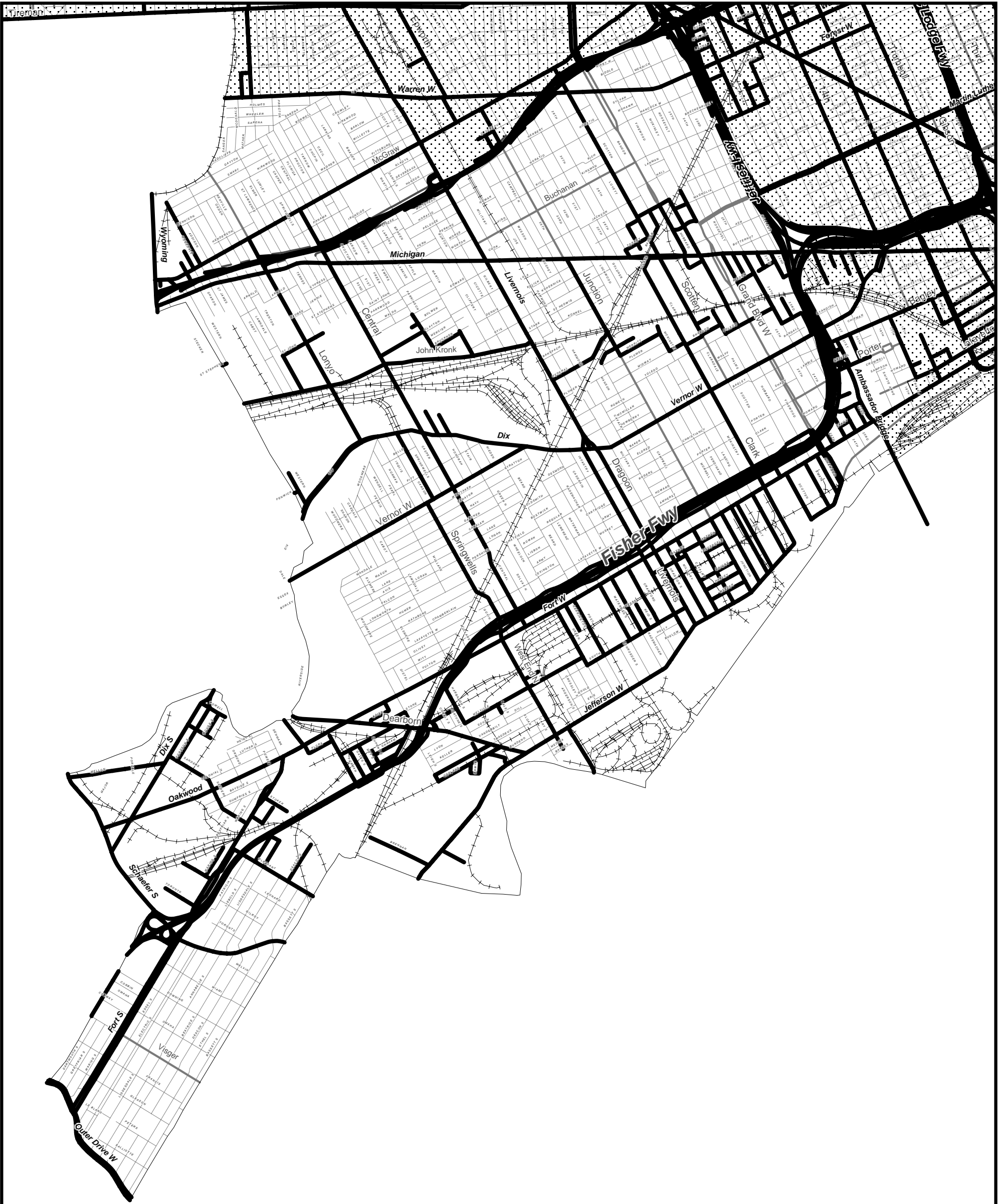
- Complete
- Under Development
- Detailed Design / Study Underway
- Preliminary Concept
- Planned

* Preliminary identification and classification of routes



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Neighborhood Cluster 5

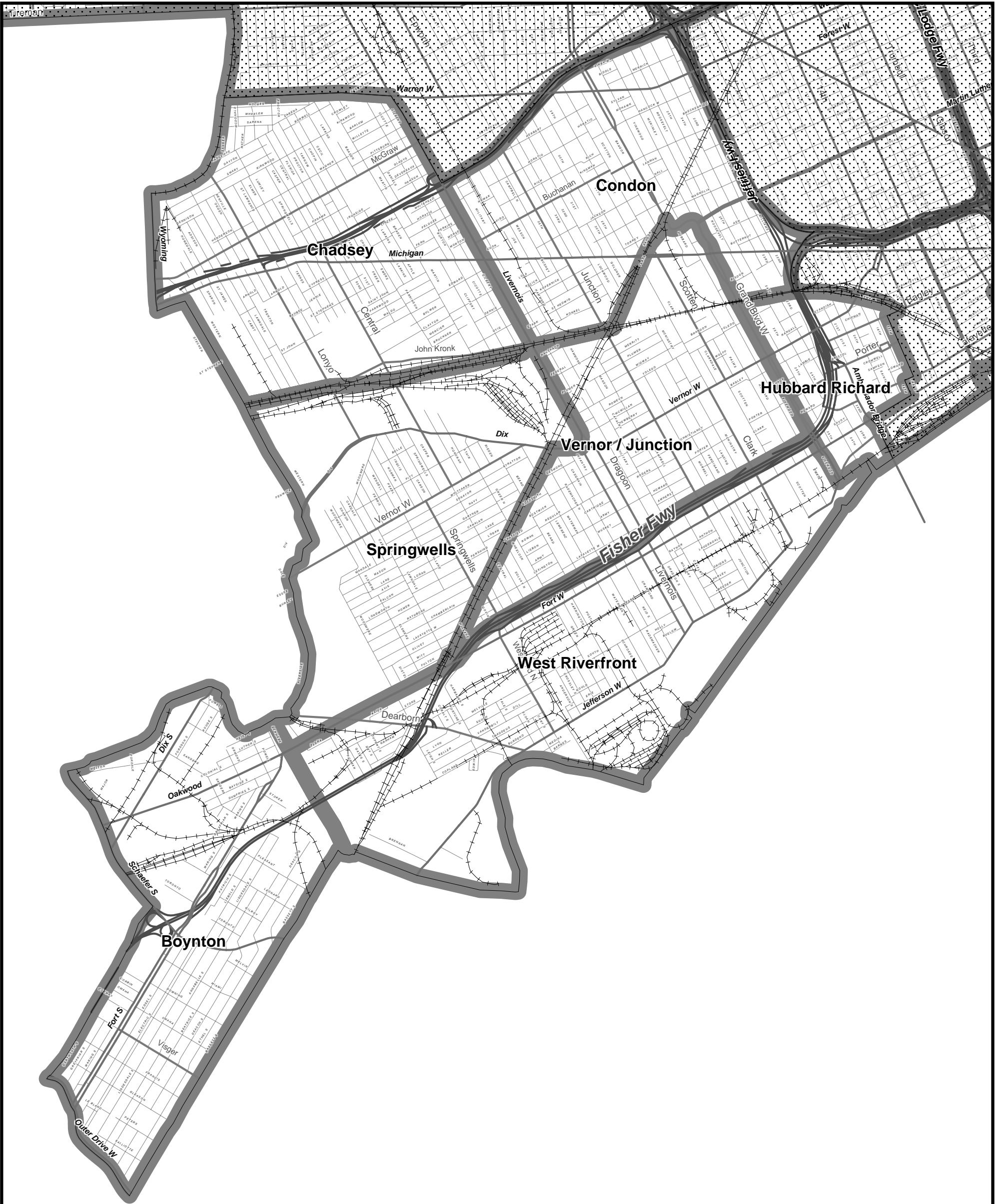
Truck Routes*

* Preliminary identification of routes.



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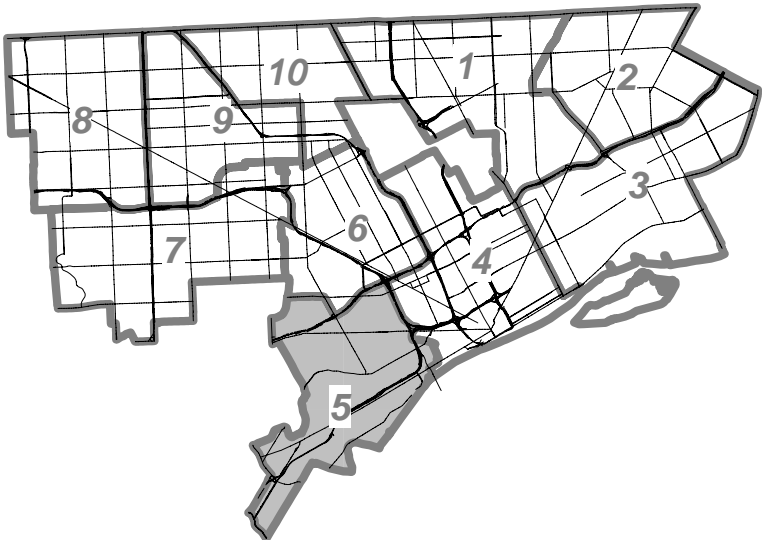


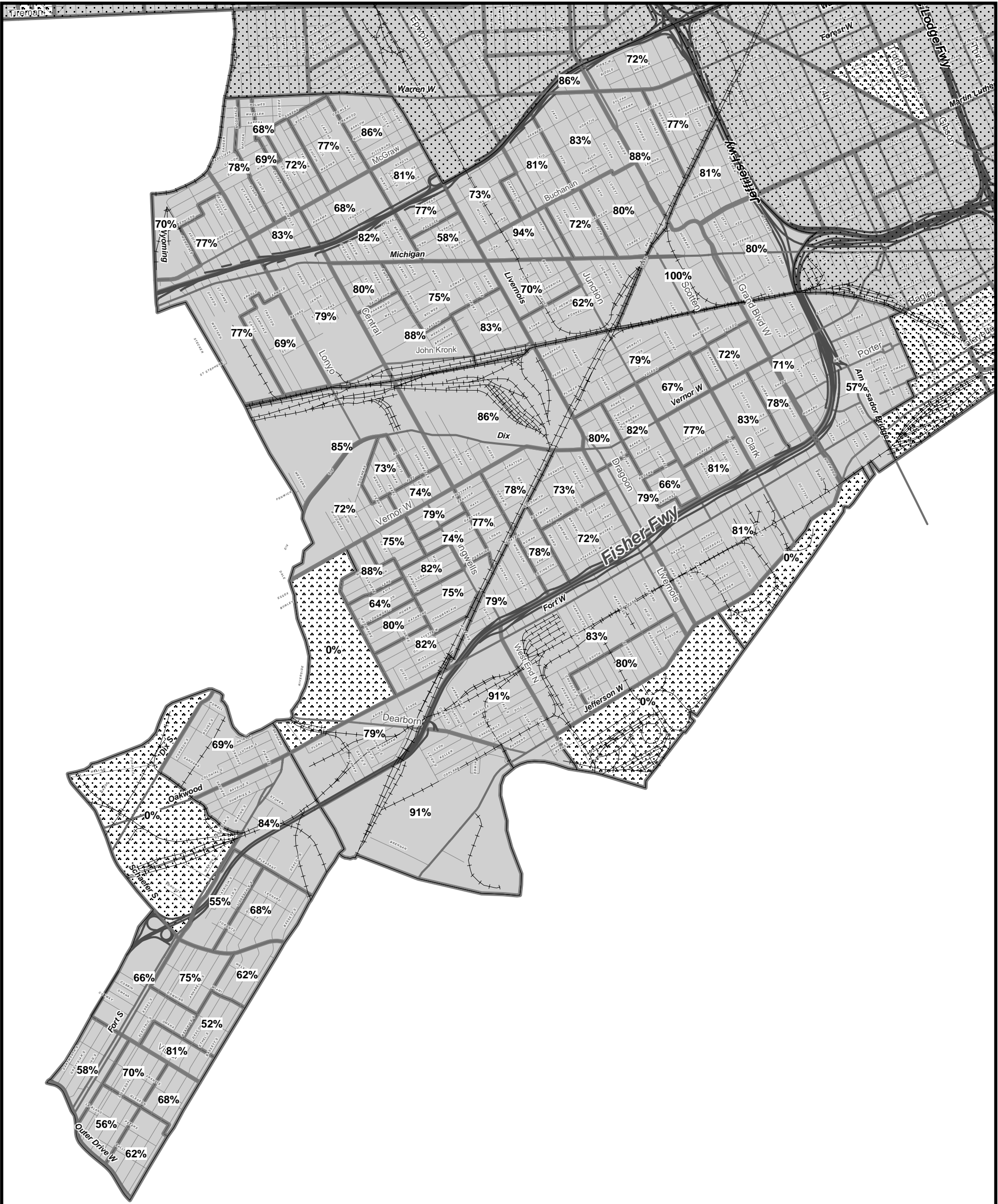
Neighborhood Cluster 5

Master Plan of Policies
Neighborhood Areas



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Neighborhood Cluster 5

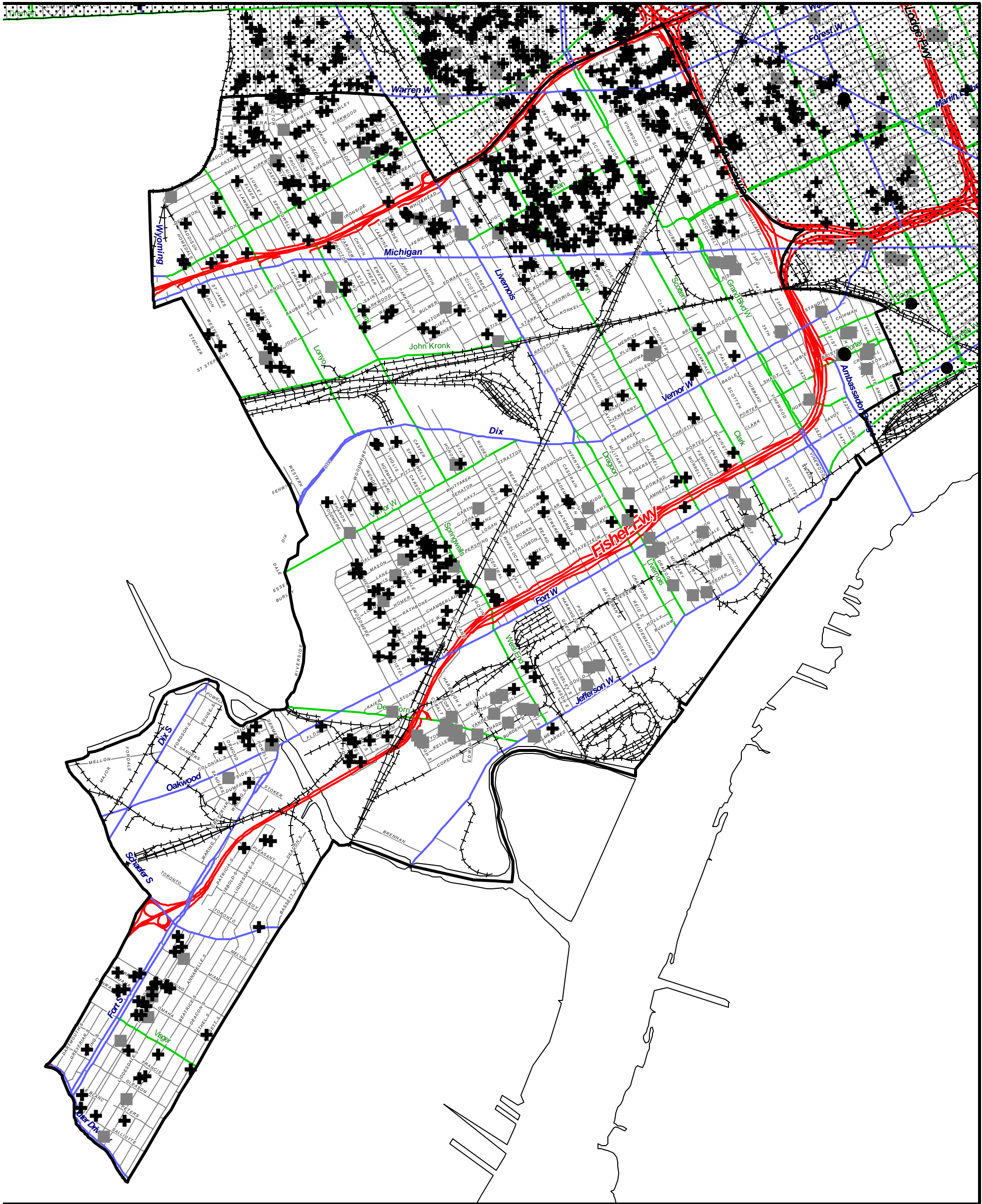
Percent Low/Mod Income
By Census Block Group

- Less than 51 Percent
- 51 Percent or More



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Neighborhood Cluster 5

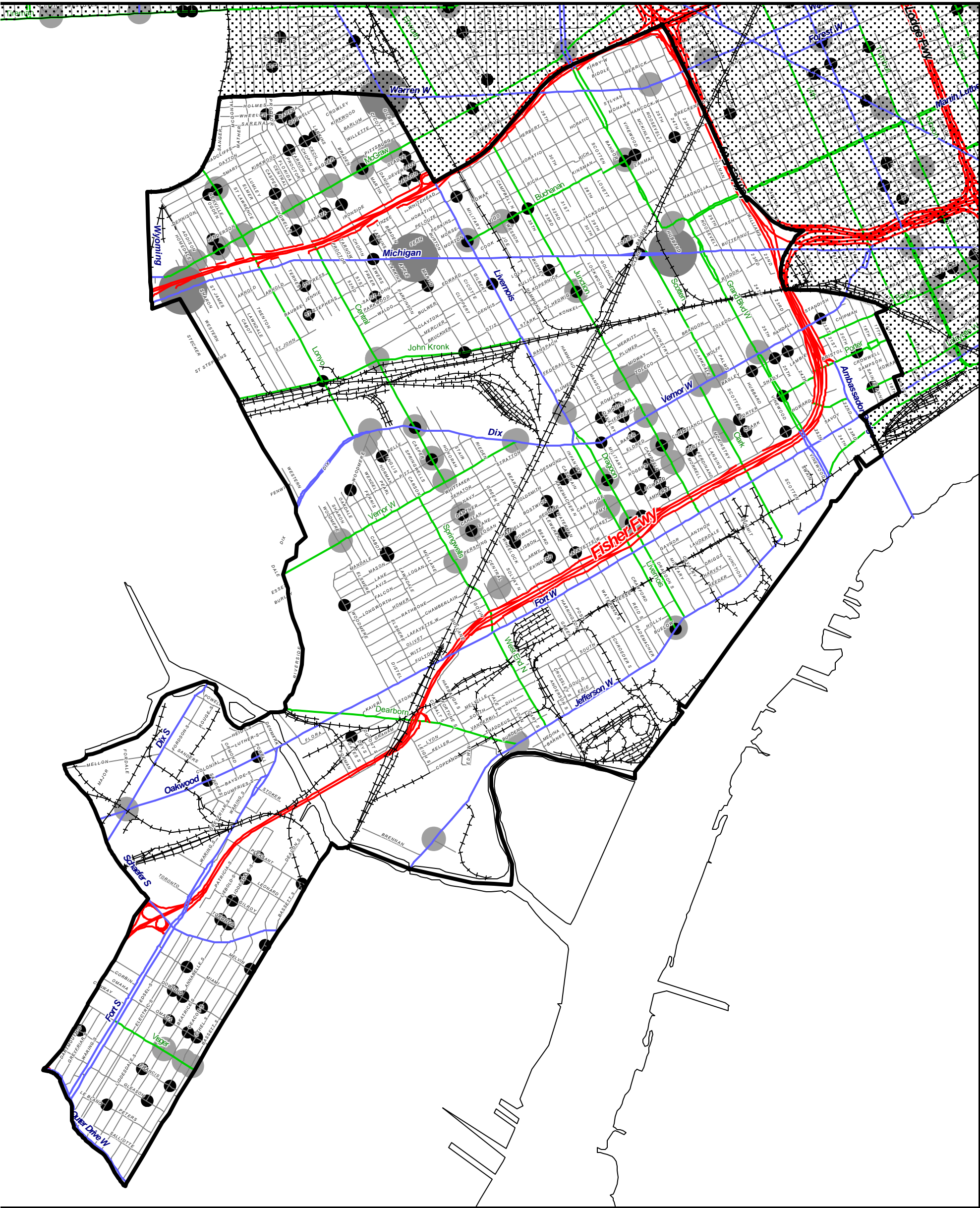
Wayne County Tax Foreclosures
September 2006 Auction Results

- Sold at Auction
- Sold to Community Organization
- ⊕ Not Sold

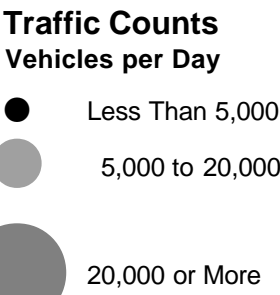


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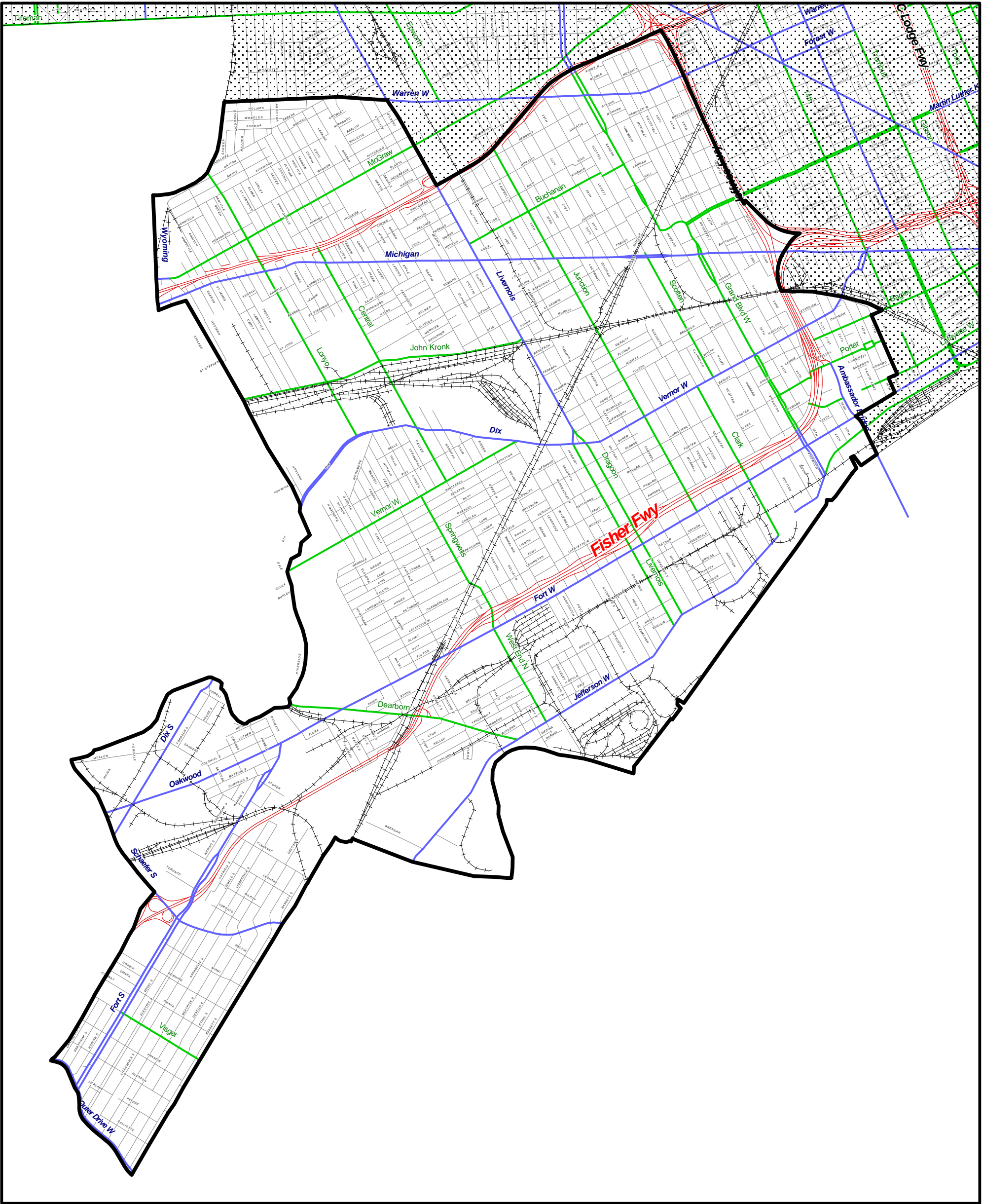


Neighborhood Cluster 5



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Neighborhood Cluster 5

Consumer Expenditures*

| | |
|--|---|
| Apparel and Related Services: \$30,325,711; 13% | Misc. Household Equipment: \$5,661,185; 2% |
| Audio Equipment: \$3,394,768; 1% | Home Repair Commodities \$2,055,250; 1% |
| Computer Hardware and Software: \$3,584,314; 2% | Small Appliances and Hardware: \$1,226,757; 1% |
| Food at Home: \$99,851,715; 43% | Television Equipment, Tapes, Discs: \$13,493,441; 6% |
| Food Away from Home: \$29,987,289; 13% | Household Textiles: \$1,781,908; 1% |
| Floor Coverings: \$748,769; 1% | Housekeeping Supplies: \$12,208,546; 5% |
| Furniture: \$8,033,552; 3% | Non-Prescription Drugs and Supplies: \$6,842,374; 3% |
| Major Appliances: \$4,046,774; 2% | Personal Products: \$7,555,102; 3% |

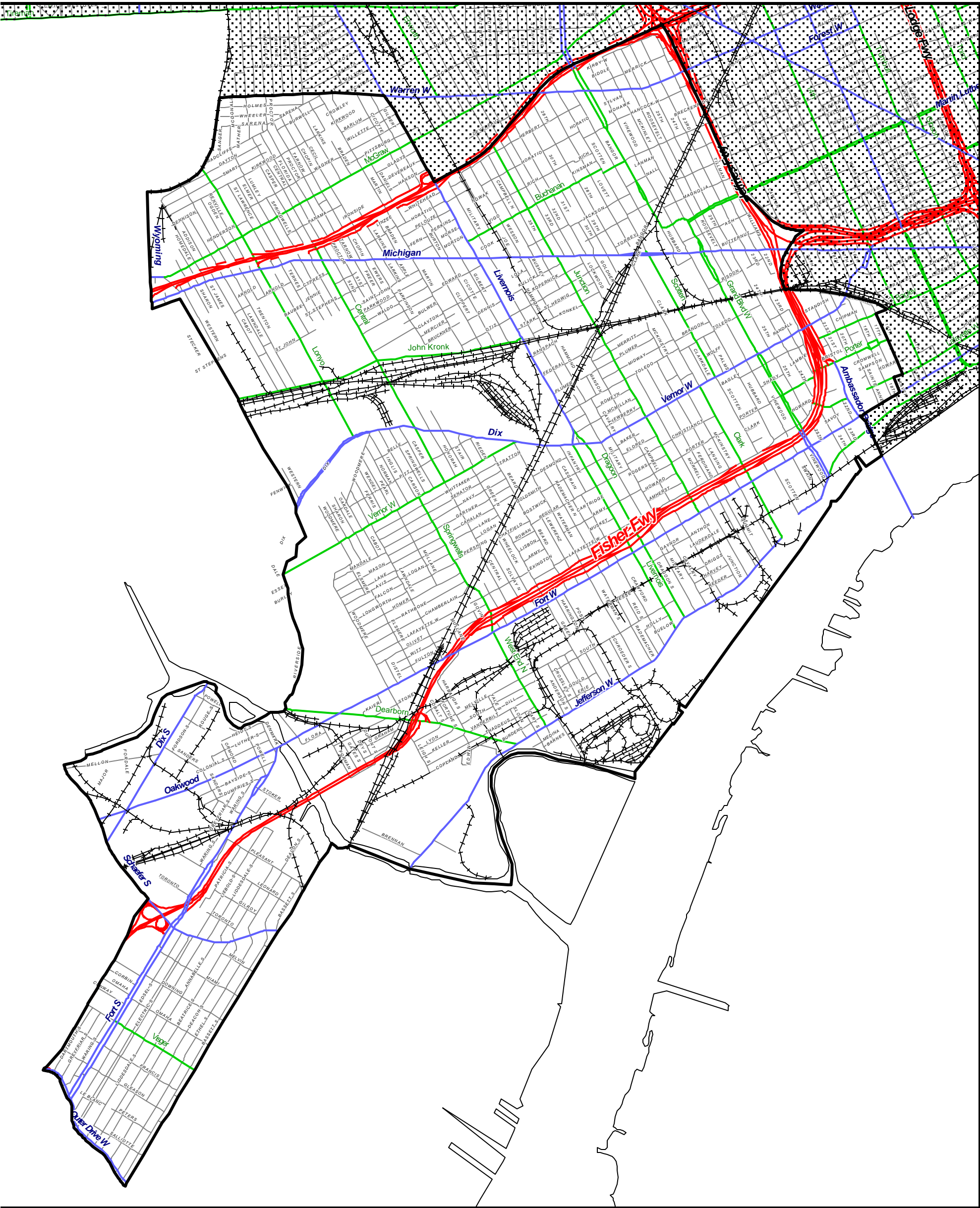
Total Expenditures for 16 Categories:
\$230,797,455
Expenditure Leakage:
\$99,051,593

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* See Appendix A for data sources and explanation of categories.





Neighborhood Cluster 5

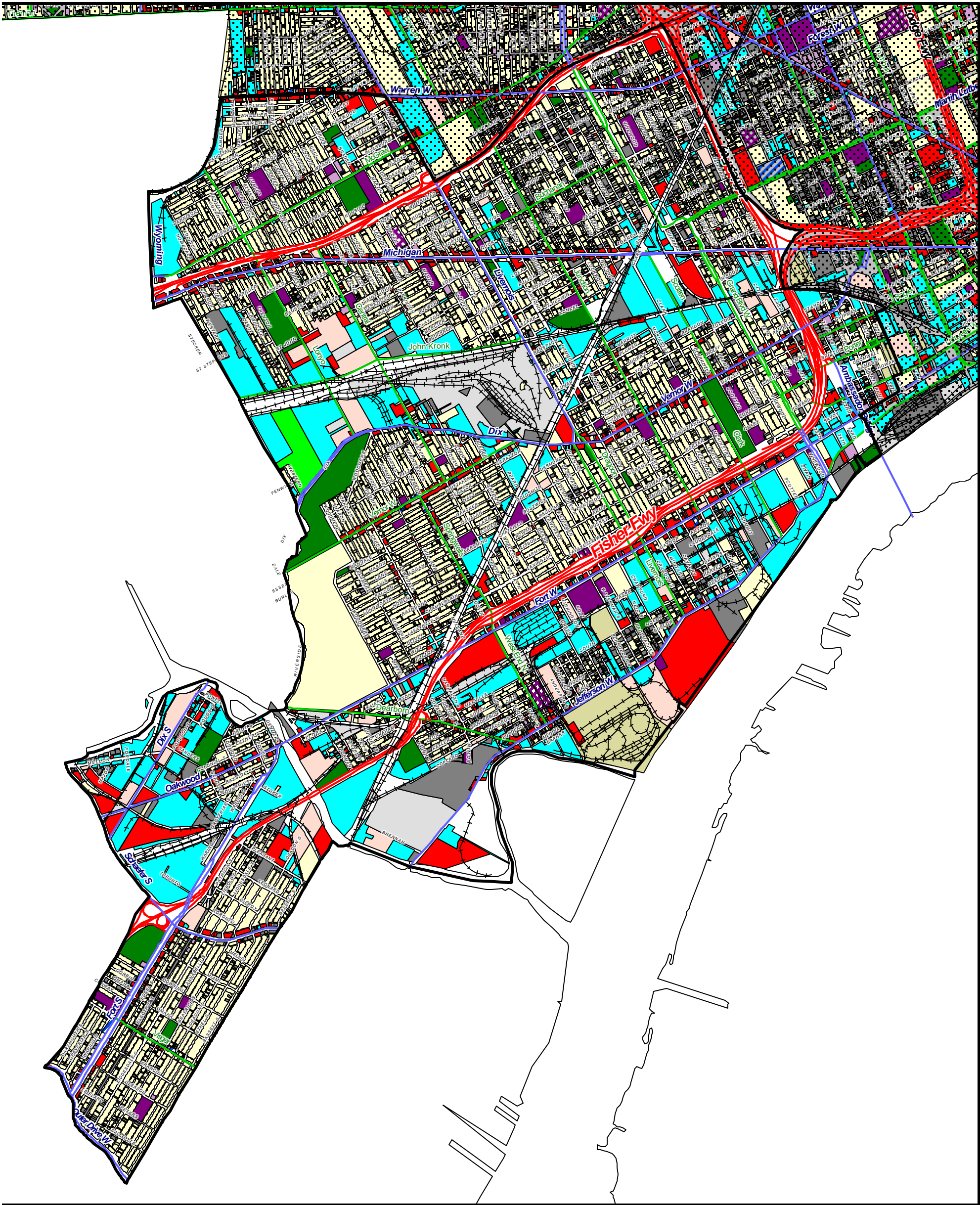


Neighborhood Initiative Area



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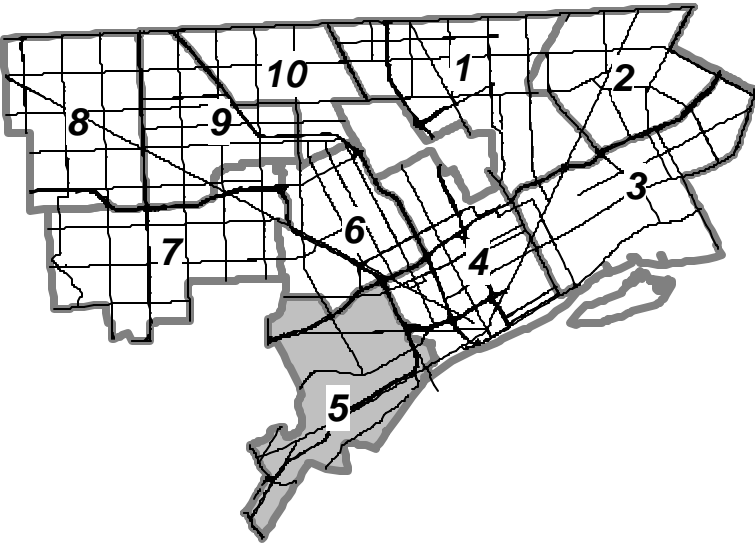


Neighborhood Cluster 5

2005 Land Use

- Residential
- Commercial
- Office
- Industrial
- Transportation
- Utilities/Communication
- Hospital/Clinic
- School - Primary/Secondary
- School - Other
- College/University
- Institutional
- Cemetery
- Recreation/Open Space
- Vacant

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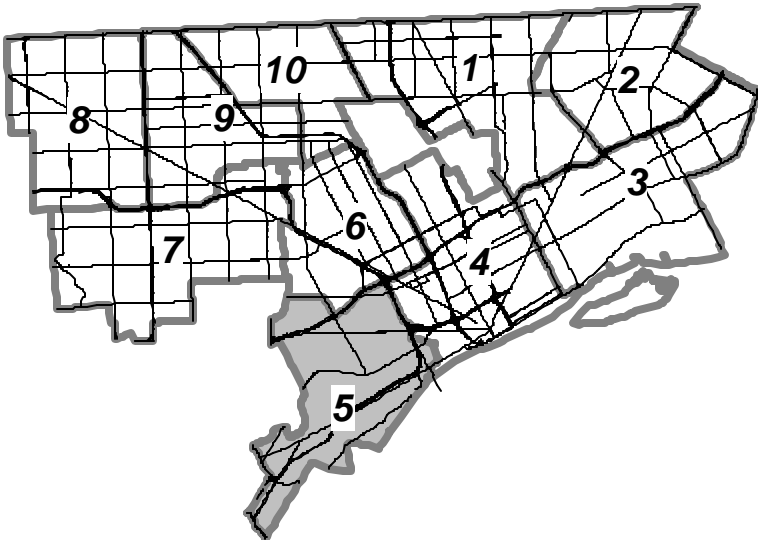
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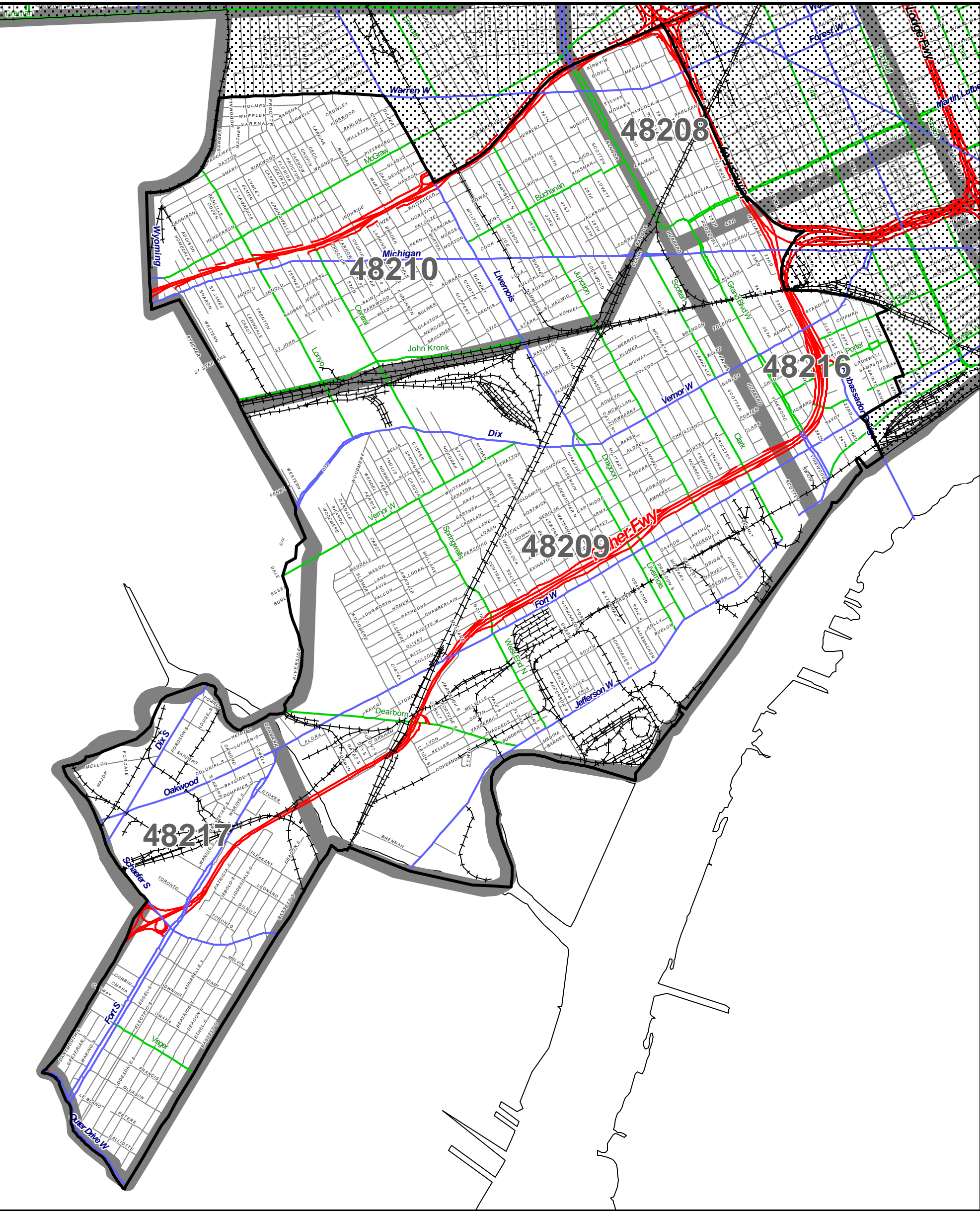
Neighborhood Cluster 5

2005 Aerial Photo

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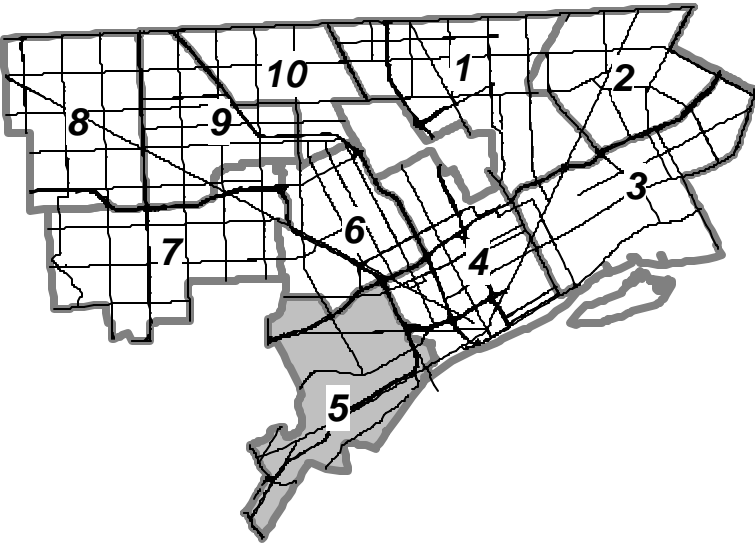
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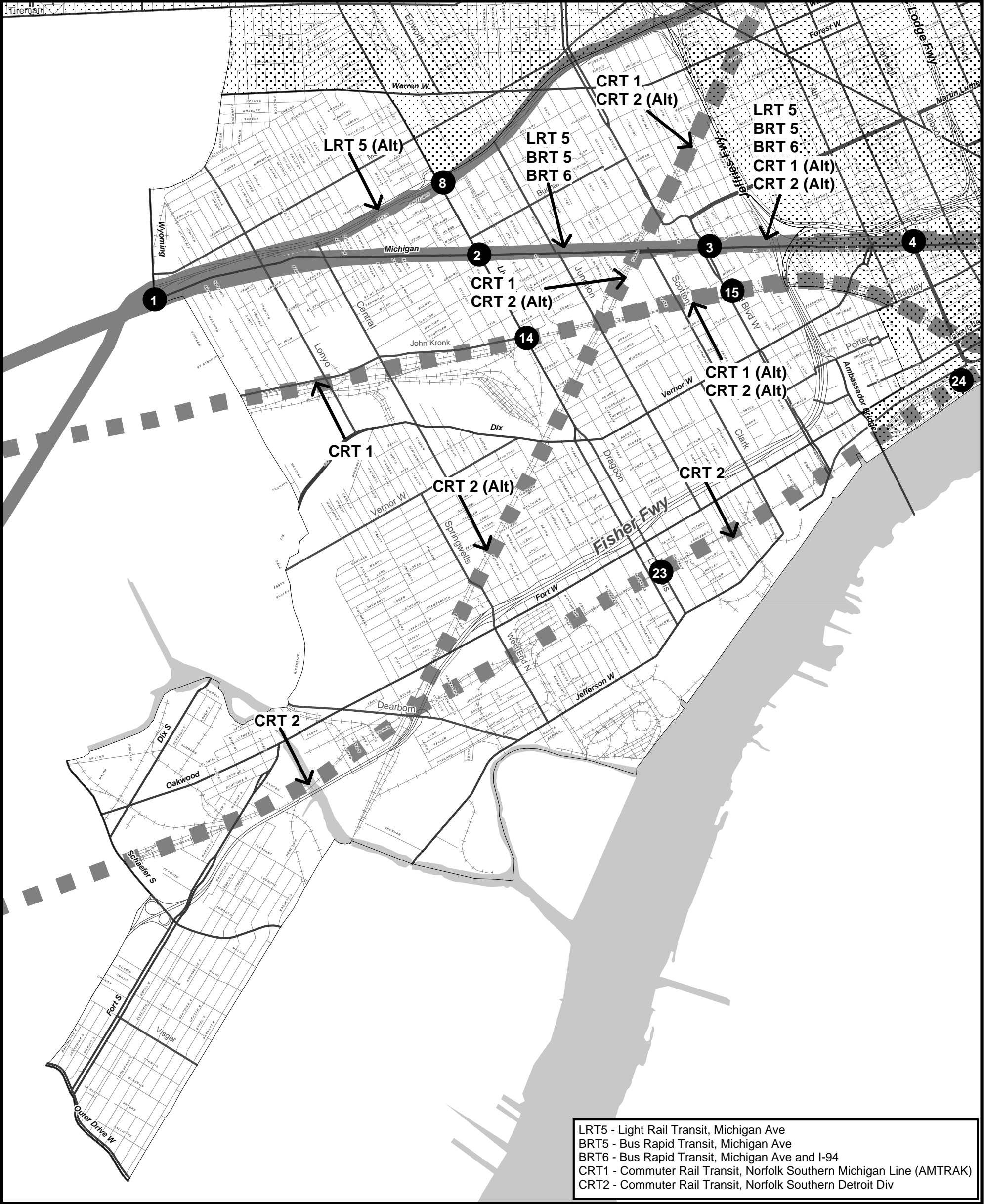


Neighborhood Cluster 5

Zip Codes

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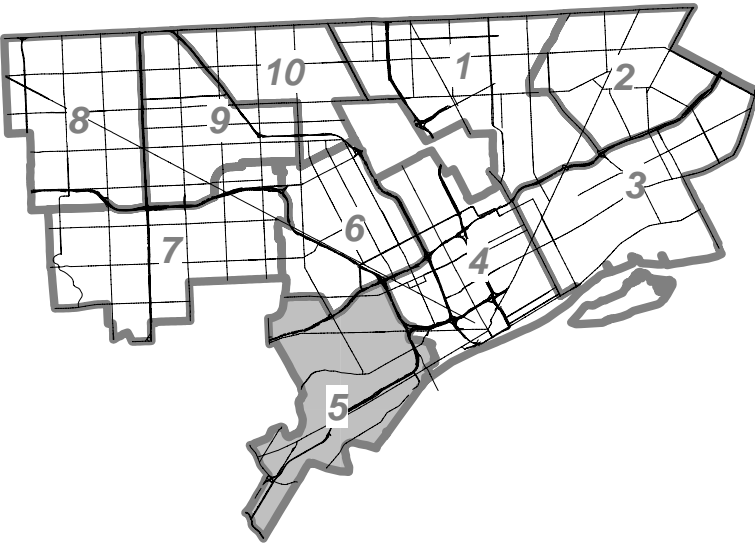
Neighborhood Cluster 5

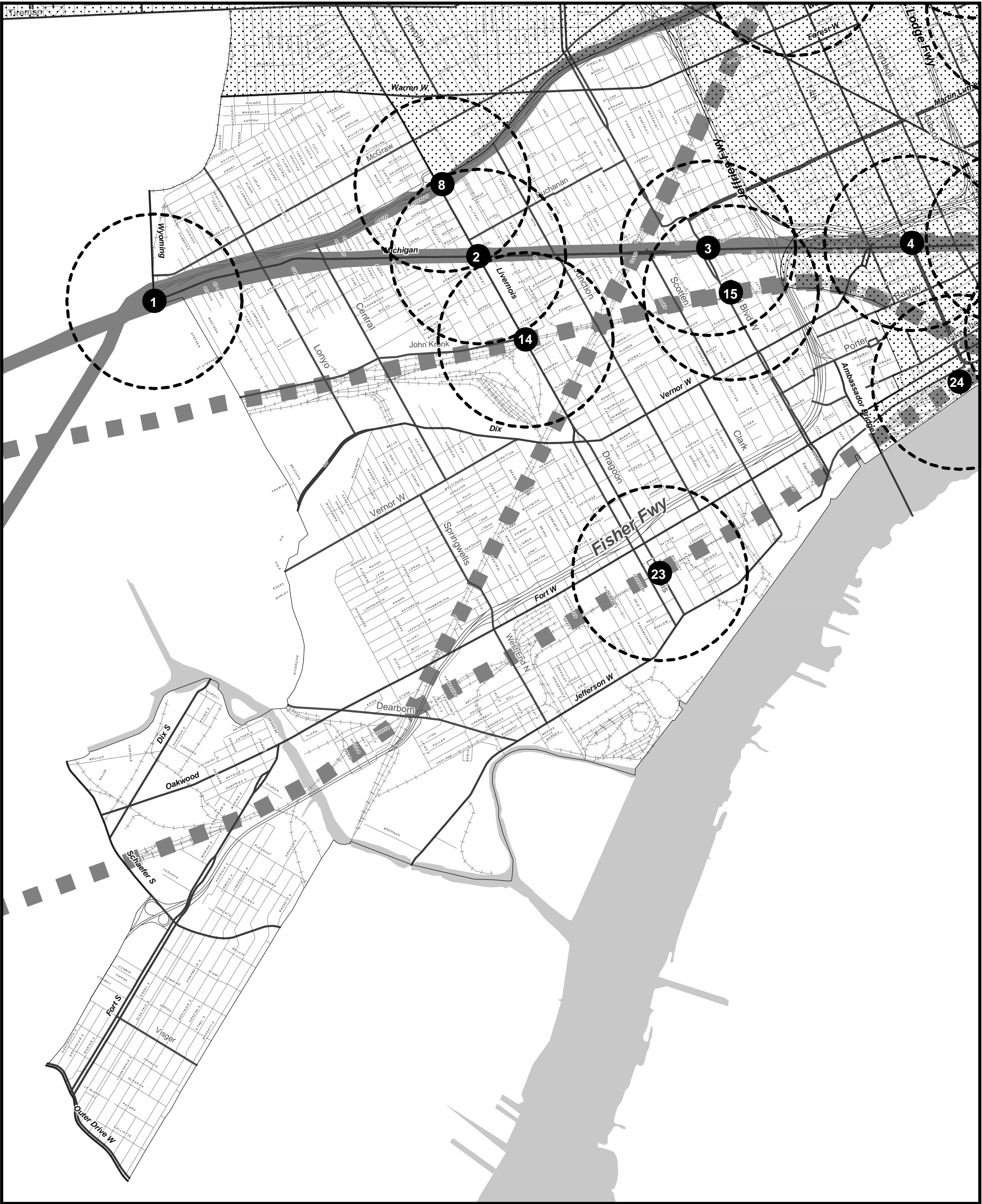
Ann Arbor to Detroit Mass Transit
Composite of Alternative Routes
with Stations

- Light Rail or Bus Rapid Transit (LRT or BRT)
- Commuter Rail (CRT)



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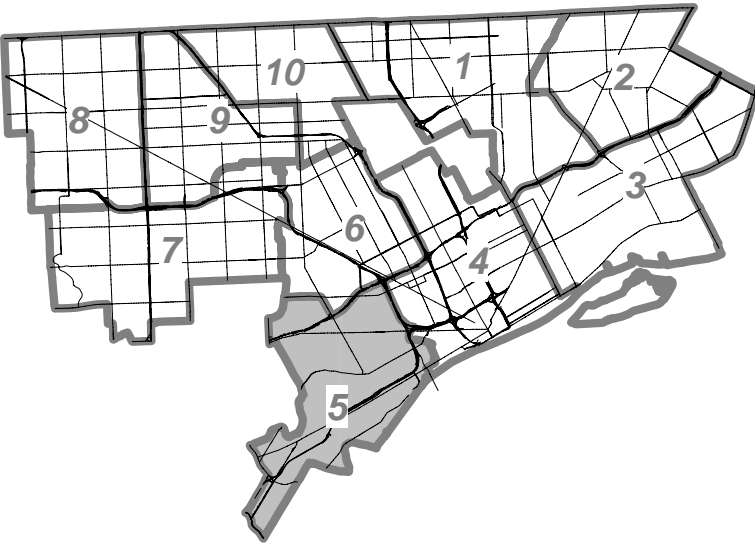
Neighborhood Cluster 5

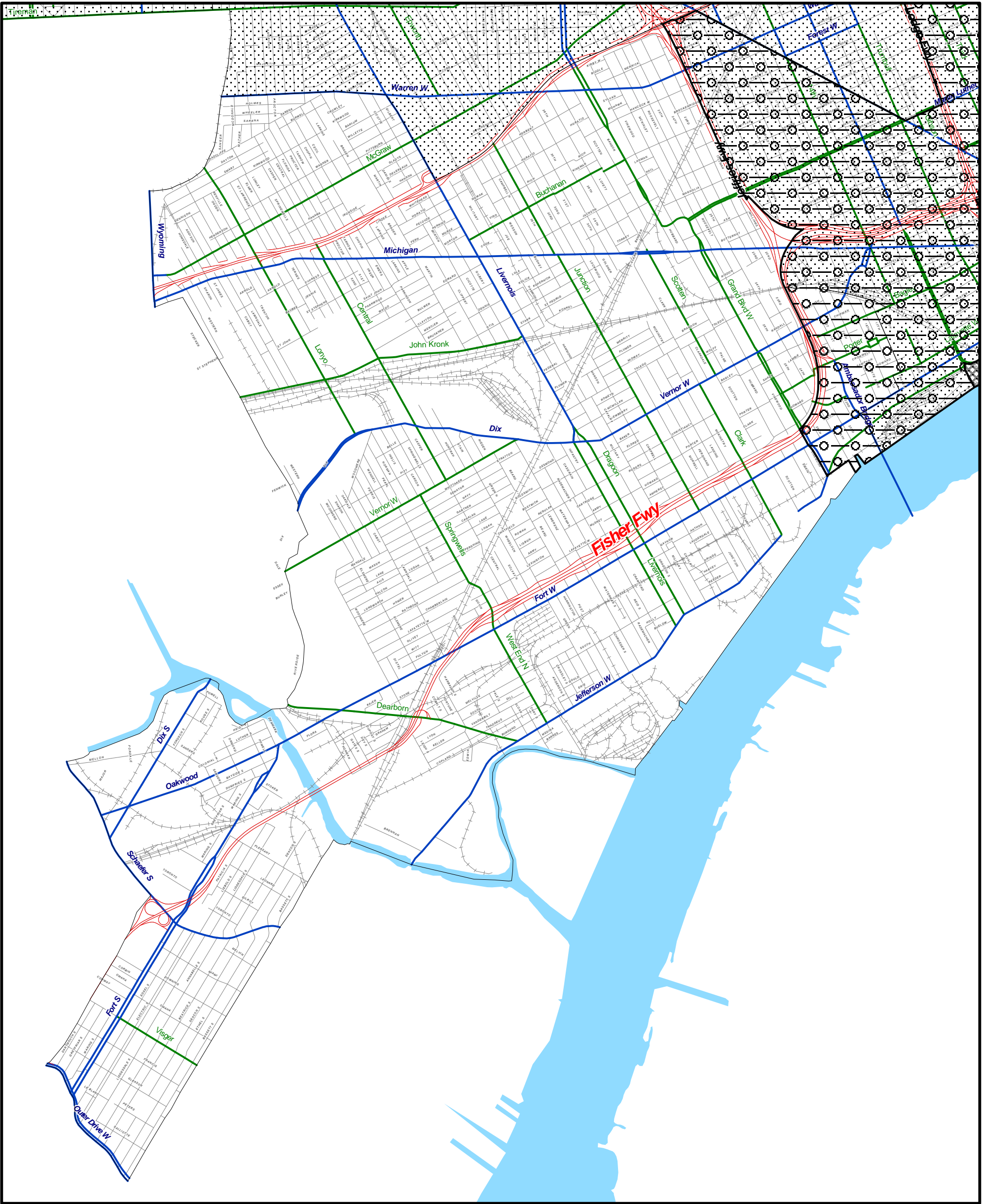
**Ann Arbor to Detroit Mass Transit
Composite of Alternative Routes
with Stations and Half Mile Radius**

- Light Rail or Bus Rapid Transit (LRT or BRT)
- Commuter Rail (CRT)





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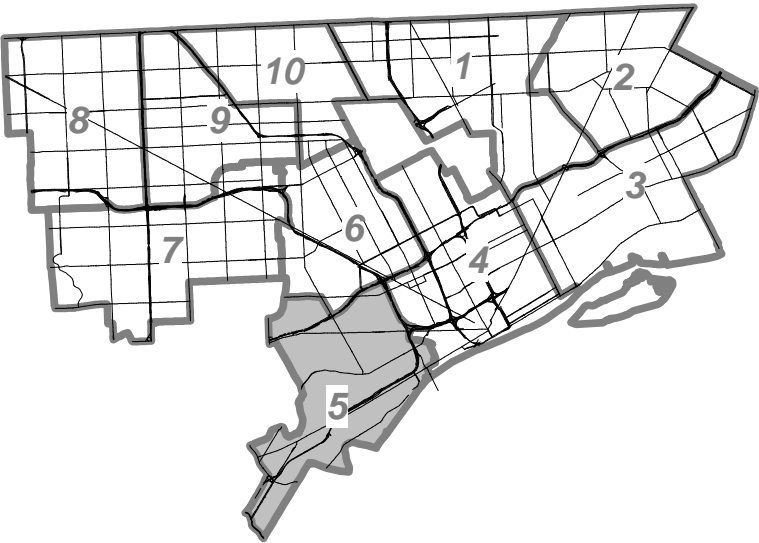
Neighborhood Cluster 5

Social Compact CBD Retail Analysis

-  CBD
-  Study Area



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Appendix A

The Purchasing Profiles are based on spending patterns taken from the 2002 Consumer Expenditure Survey, utilizing survey responses from more than 30,000 interviews of households with complete income and expenditure responses. Two years of additional data are drawn from the CEX diary file, which includes patterns of spending by more than 22,000 respondents with complete income and expenditure data. The Purchasing Power Profiles focus on 16 categories of expenditures:

- * FOOD AT HOME includes expenditures for food purchased at grocery stores and convenience stores, and food prepared at home for out-of-town trips.
- * FOOD AWAY FROM HOME includes expenditures for meals at restaurants, carry-out orders, food purchased on out-of-town trips, school lunches, and meals as pay.
- * APPAREL AND RELATED SERVICES includes expenditures clothing (suits, coats, sweaters, shirts, skirts, nightware, undergarments, hosiery, uniforms, costumes, etc.), accessories, footwear, material for making clothes, watches, jewelry, shoe repair, laundry and dry cleaning costs, and clothing storage.
- * TELEVISION EQUIPMENT, TAPES AND DISCS includes expenditures for TVs, VCRs and video disc players; video cassettes, tapes and discs; video game hardware and software; cable and satellite service; repairs of TVs, radio and sound equipment; and rental of televisions.
- * AUDIO EQUIPMENT, CDs, AND TAPES includes expenditures for radios; tape recorders and players; sound components and component systems; records, CDs, audio tapes, and needles; record, tape, CD and video mail order clubs; musical instruments; accessories and other sound equipment; satellite dishes; and rental of above equipment.
- * HOUSEHOLD TEXTILES includes expenditures for bathroom, bedroom, kitchen and dining room linens; curtains and draperies; slipcovers and decorative pillows; sewing materials for the home.
- * FURNITURE includes expenditures for mattresses and springs; sofas; living room tables and chairs; kitchen and dining room furniture; infants' furniture; outdoor furniture; wall units, cabinets and other occasional furniture.
- * FLOOR COVERINGS includes expenditures for wall-to-wall carpeting (for renters and homeowners) and non-permanent floor coverings.
- * MAJOR APPLIANCES includes expenditures for dishwashers, garbage disposals, refrigerators, freezers, washing machines, clothes dryers, cooking stoves, microwave ovens, air conditioners; floor cleaning equipment, and sewing machines.
- * SMALL APPLIANCES AND HOUSEWARES includes expenditures for china, dinnerware, flatware, glassware, serving pieces, small electric kitchen appliances, and portable heating and cooling equipment.
- * COMPUTER HARDWARE AND SOFTWARE includes expenditures for computers, computer hardware, computer software and accessories, for nonbusiness use.
- * MISCELLANEOUS HOUSEHOLD EQUIPMENT includes expenditures for window coverings, infants' equipment, outdoor equipment, clocks, lamps and lighting fixtures; other household decorative items; telephones and accessories; lawn and garden equipment; power tools; hand tools; plants and fresh flowers; closet and storage items; rental of furniture; and luggage.
- * NON-PRESCRIPTION DRUGS AND SUPPLIES includes expenditures for non-prescription drugs, non-prescription vitamins, eyeglasses and contact lenses, topicals and dressings, medical equipment for general use, supportive and convalescent medical equipment, and rental and repair of medical equipment.
- * HOUSEKEEPING SUPPLIES includes expenditures for laundry and cleaning supplies, cleansing and toilet tissue, paper towels and napkins, miscellaneous household products, and lawn and garden supplies.
- * PERSONAL PRODUCTS includes expenditures for hair care products, nonelectric articles for the hair, wigs and hairpieces, oral hygiene products and articles, shaving needs, cosmetics, perfume, bath preparation products, deodorants, feminine hygiene articles, and miscellaneous personal care items.
- * HOME REPAIR COMMODITIES includes expenditures for paints; wallpapers; electrical supplies for heating and cooling equipment; materials for hard surface flooring, repair and replacement; materials and equipment for roof and gutters; materials for plastering, paneling, siding, windows, doors, screens, awnings; materials for patios, walks, fences, driveways, brick, masonry and stucco work; materials for landscaping maintenance; materials to finish basements, remodel rooms, or build patios, walks, etc.

Note: The Purchasing Power Profiles do not include certain high-end purchases often included in national marketing firm reports (e.g., cars and boats), which are better identified through other data bases.

See: <http://www.uwm.edu/Dept/ETI/PurchasingPower/ETImethodology.htm>

* Population and Housing Unit data source: U.S. Census Bureau; 2000 Census; Summary File 3

** Consumer Expenditure data source: University of Wisconsin-Milwaukee Employment and Training Institute, 2005. The analysis is based on 2000 Census data, the 2002 Bureau of Labor Statistics Consumer Expenditure Survey; and the U.S. Census 2000 Place-of-Work Census Transportation Planning Package (CTPP) tabulations released in 2005.

2006 Development Projects



| Map ID | | Type ** | Square Feet | Units | Comments |
|-----------------------------------|--|-----------------|-------------|-------|---|
| CLUSTER: 5 | | | | | |
| Status*: Completed in 2006 | | | | | |
| 317 | Honey Bee Market / La Colmena 2243 Bagley | Retail | 14,000 | | With triple the space at more than 14,000 square feet , the new spot feels more like a full-size grocery store than a market. |
| 333 | Salvation Army Thrift Store 1200 Fort | Retail | | | |
| 323 | Slow's Bar-BQ 2138 Michigan | Restaurant | | | located in Corktown near Trumbull |
| 36 | Arvin-Meritor 6401 Fort W | Industrial/Rese | 250,000 | 0 | This project is a expansion of the complex in the delray renaissance zone. |
| 37 | Bridgewater Interiors 4617 West St | Industrial/Rese | 100,000 | 0 | |

| <i>Map ID</i> | | Type ** | Square Feet | Units | Comments |
|---------------|---|---------------|-------------|-------|--|
| 43 | Southwest Public Safety Center 4700 Fort W St | Institutional | | 0 | This buidling was built to replace the old 2nd and 3rd preicients. |
| 78 | Detroit Public Library - Campbell Branch 8733 Vernor W | Institutional | 7,000 | 0 | |
| 252 | Fort Wayne Improvements 6325 Jefferson E | Institutional | 0 | 0 | Resoration of Fort Wayne, use of county tax dollars for park. |
| 52 | Heritage Place at Magnolia 3701 15th St | Residential | | 88 | |
| 170 | Bagley Housing Condominiums Howard & Ste Anne | Residential | 0 | 72 | |
| 184 | Habitat for Humanity Homes I 96 & Martin Luther King | Residential | 0 | 100 | 100 single-family homes selling for \$70,000 per unit |

Status*: **Under Construction in 2006**

| <i>Map ID</i> | | Type ** | Square Feet | Units | Comments |
|---------------|--|----------------|-------------|-------|---|
| 6 | Honey Bee Market/La Colmena 2443 Bagley | Retail | 7,000 | 0 | This is a 7000 sq. ft. addition to the 50 year old grocery store, in the heart of mexican town. |
| 329 | Retail Center (anchor tenant - National City Bank) Vernor W & Livernois | Retail | 23,000 | | Anchor tenant National City Bank with space for 12 additional units. \$4 million project to be completed by end of November |
| 73 | Gadjo Dilo 2130 Michigan Ave | Restaurant | | | |
| 13 | Bohemian National House Butternut & Tillman | Entertainment/ | 16,000 | 0 | "The Bo House" is home to a community of artists, musicians and performers. Joel Peterson says Bo House has evolved into a "cooperative venue for any arts discipline including, but not limited to, music, dance, theater and visual arts. |
| 253 | Patton Park Vernor W & Woodmere | Entertainment/ | 0 | 0 | Renovation of rec center and playground, CSO facility. |

| <i>Map ID</i> | | Type ** | Square Feet | Units | Comments |
|---------------|--|-----------------|-------------|-------|--|
| 56 | Oddfellows Hall Vernor & Springwells | Institutional | 15,000 | 0 | |
| 104 | WARM Training Center 4835 Michigan | Institutional | | | |
| 213 | Mexicantown International Welcome Center and Mercado Bagley & 20th | Institutional | 48,000 | 0 | Proposed to generate 94 new businesses, 190 jobs, \$16 million in retail revenue and \$19 million in state tourism dollars, \$500000 from Federal funding Detroit News 1/27/04 |
| 352 | Holy Redeemer Preservation 1721 Junction Street | Institutional | | | undergoing a multi-year, multi-phase restoration project at the hands of DeMattia Group. largely being funded by contributions of parishioners |
| 224 | Detroit River Tunnel Partnership 21st & Jefferson W | Transportation/ | 0 | 0 | Conversion of side by side railroad tunnels to handle truck traffic. Decision may take up until 2013 to be made. |

| <i>Map ID</i> | | Type ** | Square Feet | Units | Comments |
|---------------|--|-------------|-------------|-------|--|
| 48 | Grinnell Place Lofts 2003 Brooklyn | Residential | | 36 | |
| 146 | Martin Gardens Apartments 1737 35th | Residential | 0 | 50 | \$416-\$771/month; funded through LIHTC |
| 148 | Homes at St. Anne St Anne & Lafayette W | Residential | 0 | 7 | \$60K-90K/unit; single family detached; private financing |
| 151 | Senior Housing Project 275 Grand Blvd | Residential | 0 | 72 | \$323-\$450/month; senior apartments; funded through LIHTC |
| 185 | Maplewood Village 8411 Northfield | Residential | 0 | 22 | 22 single-family units; NEZ designation |
| 197 | Lawndale Station Lawndale & Vernor W | Residential | 20,500 | 88 | 54 apartments and 14,000 square ft of commercial in Phase I 34 apartments and 6,500 square ft of commercial in Phase II |

| <i>Map ID</i> | | Type ** | Square Feet | Units | Comments |
|--|---|---------------|-------------|-------|--|
| 212 | Tri-Centennial Village 24th & Martin Luther King Blvd | Residential | 0 | 60 | |
| 113 | Lithuanian Hall Grand Blvd W & Vernor W | Mixed Use | 13,000 | 0 | Construction is expected to complete in late summer. First floor will contain 6,000 sq.ft. of retail space. The building will house the SNPHC offices in the 4,000 sq.ft. former ballroom. |
| 326 | Mexicantown Welcome Center & Mercado 20th & Bagley | Mixed Use | | | Ribbon cutting for the \$17 mil project is sched. for Oct. 20th. Major tourist site and retail area for Detroit and the Southwest side. |
| Status*: Proposed to Start in 2006 Plus | | | | | |
| 397 | Ambassador Bridge-West Expansion Grand W Blvd& Fort | Institutional | | | |
| 399 | University of Detroit Mercy - School of Dentistry 2700 Martin Luther King Blvd | Institutional | 261,000 | | by jasnuary 2008, the university plans to move its school of dentistry to the former Kindred Hospital-Metro Detroit (Michigan Osteopathic Hospital. |

| <i>Map ID</i> | | Type ** | Square Feet | Units | Comments |
|---------------|---|-----------------|-------------|-------|--|
| 398 | Ambassador Bridge Gateway Project Grand W BLVD& Fort | Transportation/ | | | new construction to improve bridgei |

| | | | | |
|----------------------|--------------------------------|---------------------|------------------------|----------------------------|
| * Status Categories: | Completed in 2006 | ** Type Categories: | Industrial/Research | Entertainment/Recreational |
| | Under Construction in 2006 | | Institutional | Retail |
| | Proposed to Start in 2006 Plus | | Office | Hotel/Motel |
| | | | Transportation/Utility | Residential |

Sources include: * Detroit Free Press * Crain's Detroit Business
 * Detroit News * model D (www.modeldmedia.com)